

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPROD

2018-009640

Klamath County, Oregon



00226913201800096400020028

08/14/2018 12:35:15 PM

Fee: \$87.00

SPACE RESERVED
FOR
RECORDER'S USE

Returned at Counter

Brenda Tobin
1001 Swan Lake Rd
Klamath Falls OR 97603

Grantor's Name and Address

Soakim Ryden
1001 Swan Lake Rd
Klamath Falls OR 97603

Grantee's Name and Address

After recording, return to (Name and Address):

Soakim Ryden
1001 Swan Lake Rd
Klamath Falls OR 97603

Until requested otherwise, send all tax statements to (Name and Address):

Soakim Ryden
1001 Swan Lake Rd
Klamath Falls OR 97603

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Brenda Tobin

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Soakim Ryden

hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows (legal description of property):

See attached Exhibit A

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on August 14th 2018; any signature on behalf of a business or other entity is made with the authority of that entity.

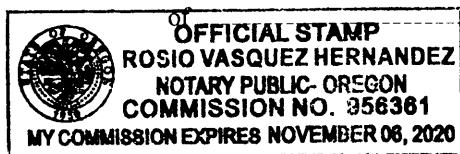
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on August 14th 2018, by Brenda Tobin

This instrument was acknowledged before me on _____

by _____

as _____



Notary Public for Oregon

My commission expires Nov 06, 2020

Exhibit "A"
Legal Description

A parcel of land situated in the SE 1/4 of Section 23 and the SW 1/4 of Section 24 and the N 1/2 of Section 25, and the N 1/2 of Section 26, Township 38 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; as shown in the Recorded Survey No. 2650 on file in the office of the County Surveyor of Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron rod on the Easterly right-of-way line of Swan Lake Road being a corner of said parcel from which the section corner common to Sections 23, 24 25 and 26, marked by a 5/8" iron rod; bears North 51°02' East, 1132.2 feet; thence North 65°46' East, 660.00 feet to a 5/8" iron rod; thence parallel to the said right-of-way line North 24°14' West, 803.37 feet to a 5/8" iron rod; thence North 65°46' East 660.00 feet to a 5/8" iron rod; thence parallel to the said right-of-way line South 24°14' East 2092.77 feet to a 5/8" iron rod; thence South 65°46' West, 1320.00 feet to a 5/8" iron rod on the said right-of-way line; thence North 24°14' West 1289.40 feet, along the said right-of-way line, to the point of beginning. The basis of bearing is a Solar observation.