

Returned at Counter

Penny Cross Tax
4669 Denver
Klamath Falls, OR Statements
97623

2018-011810

Klamath County, Oregon



00229462201800118100020022

09/27/2018 03:08:29 PM

Fee: \$87.00

STATUTORY BARGAIN AND SALE DEED

PENNY R. CROSS, Grantor, conveys to PENNY R. CROSS and SHARON A. BRIGGS, not as tenants in common but with full rights of survivorship, Grantees, the following described real property:

See Exhibit A which is made a part hereof by this reference.

Tax Account: 3909-011BD-02700-000 551922

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, AND 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.

The true consideration for this conveyance is \$1.00 and other valuable consideration.

Dated this 4 day of September, 2018.

Penny R. Cross

STATE OF OREGON]

] ss.

County of Klamath]

This instrument was acknowledged before me on 4 - September, 2018,

By PENNY R. CROSS.

Karen Renae Snow

Notary Public for Oregon

My Commission expires: 9-14-2019

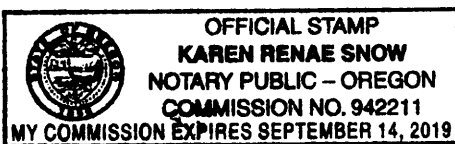


EXHIBIT "A"
LEGAL DESCRIPTION

A piece or parcel of land situate in the N1/2 SE1/4 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, more or less, in the County of Klamath, State of Oregon, and more fully described as follows:

Beginning at a point in the center line of a 60 foot roadway from which the section corner common to Sections 2, 3, 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian, and as marked on the ground by an iron pin driven therein bears South 89 degrees 44 1/2' West along the said roadway center line 1,748.0 feet to a point in the West boundary of the said Section 11, and North 0 degrees 13' West 1,662.5 feet to the said section corner and running; thence North 0 degrees 01' West 331.2 feet to a point in the Northerly boundary of said N1/2 SE1/4 NW1/4 of Section 11; thence North 89 degrees 47' East along said boundary line 65.7 feet; thence South 0 degrees 01' East 331.15 feet, more or less to an intersection with the center line of the above mentioned roadway; thence South 89 degrees 44 1/2' West along said roadway center line 65.7 feet, more or less, to the said point of beginning.

EXCEPTING THEREFROM that portion lying within the Denver Avenue right of way.