

2018-015274

Klamath County, Oregon



00233622201800152740020026

12/21/2018 03:17:32 PM

Fee: \$87.00

After recording, please send to:

Lee M. Cheyne
17828 Cheyne Road
Klamath Falls, OR 97603

* Please also send tax statements to above address.

STATUTORY BARGAIN AND SALE DEED

Lee M. Cheyne, GRANTOR, conveys to Lee M. Cheyne, GRANTEE, the following described real property situated in Klamath County, State of Oregon, to-wit:

Exhibit A.

The true actual consideration for this transfer is **\$0.00** (ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 and actual consideration for this conveyance is in compliance with the General Judgment of Dissolution of Marriage in Klamath County Circuit Court Case No. 18DR09961.

Dated: 12/21, 2018.

GRANTOR:

Lee M Cheyne
Lee M. Cheyne

STATE OF OREGON)
County of Klamath)

On this 21 day of December, 2018, Lee M. Cheyne personally appeared before me and acknowledged the foregoing instrument to be his voluntary act and deed.



[Signature]
Notary Public of Oregon

EXHIBIT A

A parcel of land containing 1.96 acres more or less, located in the SE¼NE¼ of Section 30, Township 40 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at the northeast corner of the SE¼NE¼, Section 30; thence South along the Section line common to Sections 29 and 30 a distance of 150 feet; thence West along a line parallel to the northern boundary line of the SE¼NE¼ of said Section 30, a distance of 570 feet; thence North along a line parallel to the Section line common to Sections 29 and 30, a distance of 150 feet; thence East along the north boundary line of the SE¼NE¼ of Section 30, a distance of 570 feet to the point of beginning. Also known as Parcel 1 of Minor Partition 33-83 on file in the office of the Klamath County Clerk.

Reserving unto Grantor a perpetual easement 30 feet in width along the easterly boundary of the above described property; along and west of the westerly right of way of Cheyne Road as the same now exists. For irrigation and related purposes, including the right of ingress and egress thereon, for use, maintenance, repairs and upkeep; for the benefit of the following described real property situated in Klamath County Oregon; S½NE¼, SE¼, of Section 30 and the N½NE¼, Section 31, all in Township 40 South, Range 10 East of the Willamette Meridian.

Subject to: All easements and right of ways over and across said premises as shown by the records or apparent upon the land.

Subject to: All contracts with the United States Government or any agent thereof, and all assessment for irrigation and drainage.