

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

2019-001121

Klamath County, Oregon



00235345201900011210020025

02/06/2019 03:26:52 PM

Fee: \$87.00

SPACE RESERVED
FOR
RECORDER'S USE

Returned at Counter

Jeff Bush
1915 Delmore St
Klamath Falls, OR 97601
 Grantor's Name and Address

Tamera Bancroft
1915 Delmore St
Klamath Falls, OR 97601
 Grantee's Name and Address

After recording, return to (Name and Address):
Jeff Bush
1107 Hwy 140E
Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to (Name and Address):
Jeff Bush
1107 Hwy 140E
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Jeff Bush

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Jeff Bush and Tamera C Bancroft

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):

A piece or parcel of land situate in the S $\frac{1}{2}$ of Sec. 1, Twp 39 S. R. 9 E. W. M., being more particularly described as follows: From the iron pin marking the Southeastly corner of said Sec. 1, Twp 39 S. R. 9 E. W. M., South 89° 58 $\frac{1}{2}$ ' West 1341.4 feet to a belt in the center line of the State Highway designated as Oregon 66 as the same is now located and constructed over and across said Sec. 1; thence North 46° 06 $\frac{1}{2}$ ' West along the center line of said highway, 1380.4 feet; thence South 43° 53 $\frac{1}{2}$ ' West 300 feet to an iron pin at the Southerly Right of Way line of said Highway; thence along the right of beginning, thence South 90° 42' West along the center line of said highway 5 feet to a point, thence South 63° 52 $\frac{1}{2}$ ' West along the center line of said highway 72.6 feet to a point, thence North 43° 51' East

(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.

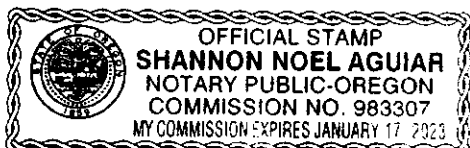
IN WITNESS WHEREOF, grantor has executed this instrument on 2/6/19; any signature on behalf of a business or other entity is made with the authority of that entity.

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 February 06, 2019by Jeff BushThis instrument was acknowledged before me on February 06, 2019by Tamera C Bancroft

as

of



Shannon Noel Aguiar
 Notary Public for Oregon
 My commission expires January 17, 2013

385 5 feet, more or less, to the Southward right of way