

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPROD

2019-003822

Klamath County, Oregon



00238673201900038220020022

04/09/2019 11:13:30 AM

Fee: \$87.00

SPACE RESERVED  
FOR  
RECORDER'S USE

RAY D. AND NEVA R. IVIE  
4909 UHRMANN RD  
KLAMATH FALLS, OR 97601

Grantor's Name and Address

JUSTIN R. IVIE  
10 LAKEPORT BLVD  
KLAMATH FALLS, OR 97601

Grantee's Name and Address

After recording, return to (Name and Address):

RAY D. IVIE  
4909 UHRMANN RD  
KLAMATH FALLS, OR 97601

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

JUSTIN R. IVIE  
10 LAKEPORT BLVD.  
KLAMATH FALLS, OR 97601

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that RAY D. IVIE AND NEVA R. IVIEhereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JUSTIN R. IVIEhereinafter 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):

PARCEL 1 - A parcel of land being situated in the SW1/4 of the SW1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is Easterly along the section line between Sections 20 and 29, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, a distance of 984 feet from the corner common to Sections 19, 20, 29 and 30; thence Northerly and parallel to the section line between Sections 19 and 20 a distance of 435 feet to a point which is the initial point of beginning of the description of the land involved; thence Northerly along the same line and course last mentioned and parallel to the section line between Sections 19 and 20 a distance of 160 feet; thence North 78 degrees East 105 feet, more or less, to the center line of the State Highway; thence Southeasterly along the center line of the State Highway a distance of 143 feet, more or less, to a point which is North 69 degrees East of the initial point; thence South 69 degrees West 215 feet, more or less, to the initial point of this description.

(DESCRIPTION CONTINUED ON REVERSE)

(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 4-9-2019; 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

by Justin R. Ivie This instrument was acknowledged before me on April 9, 2019  
by Ray D. Ivie & Neva R. Ivie

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



Notary Public for Oregon

My commission expires Feb 19, 2022

(DESCRIPTION CONTINUED:)

SAVING AND EXCEPTING any portion of the above-described land lying in the boundary of the State Highway.

ALSO EXCEPTING THEREFROM a portion of the SW1/4 SW1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is Easterly along the section line between Sections 20 and 29, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, a distance of 984 feet from the corner common to Sections 19, 20, 29 and 30; thence Northerly and parallel to the section lines between Sections 19 and 20 a distance of 495 feet to a point which is the initial point of beginning of the description of the land involved; thence Northerly along the same line and course last mentioned and parallel to the section line between Sections 19 and 20 a distance of 100 feet; thence North 78 degrees East 75 feet, more or less, to the Westerly right of way line of the State Highway; thence Southeasterly along the Westerly right of way line of the State Highway a distance of 32 feet; thence in a Southwesterly direction to the initial point of this description.

PARCEL 2 - A parcel of land being situated in the SW1/4 of the SW1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is Easterly and along the section line between Sections 20 and 29, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, a distance of 984 feet from the corner common to Sections 19, 20, 29 and 30, above-mentioned Township and Range; thence Northerly and parallel to the section line between Sections 19 and 20, a distance of 360 feet to the initial point of this description; thence Northerly along the last-mentioned course a distance of 75 feet; thence North 69 degrees East 215 feet, more or less, to the center line of State Highway; thence Southeasterly along the center line of said Highway 107 feet, more or less, to a point which is North 75 degrees East on the initial point; thence South 75 degrees West 285 feet, more or less, to the initial point.