

2019-004227

Klamath County, Oregon



00239173201900042270050056

04/22/2019 11:28:05 AM

Fee: \$102.00

After recording, return to:

Henry and Michelle Evans
153520 Twilla Ct
La Pine, OR 97739

Until a change is requested,
all tax statements should be sent to:

Henry and Michelle Evans
153520 Twilla Ct
La Pine, OR 97739

Returned at Counter

BARGAIN AND SALE DEED

Under ORS 93.860

The grantor,

James E Pritchard, US Citizen
345 N 6th St
Klamath Falls, OR 97601

CONVEYS to the grantee,

Henry and Michelle Evans, husband and wife
153520 Twilla Ct
La Pine, OR 97739

the following described real property:

The SW1/4 SW1/4 of Section 15, Township 36 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, excepting the South 319.5 feet thereof. Together with non-exclusive ingress/egress easements across R-3609-01500-00400-000; 15'x278' running parallel to northern border, 15'x1330' running parallel to southern border, to be maintained solely by Grantee (see Exhibit A), and a Permit to expire 10/31/2021 to use existing road.

And commonly known as: TaxLot 200 near FS-2228, Sprague River, Oregon
Parcel ID: R-3609-01500-00200-000, tax account R323554 zoned Forestry (F)

The true and actual consideration this conveyance is \$ 12,500

Twelve thousand five hundred and no/100 dollars.

Source of Title:

Statutory Warranty Deed of record, Klamath County, Oregon, page
#2018-002949.

This conveyance is made subject to:

Any easements, restrictions, and right of ways of record or enforceable by law, and property taxes to be levied July 1, 2019 and thereafter. This property is free of any liens or encumbrances other than those of record as of the date of this deed.

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, CHAPTERS 885, 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 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 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the grantor has signed and sealed these presents this
day of April, 2019.

18 AP

James E Pritchard

Signature

James E Pritchard

Print Name

Grantor

Capacity

Henry Evans

Signature

Henry Evans

Print Name

Grantee

Capacity

Signature

Print Name

Capacity

Michelle Evans

Signature

Michelle Evans

Print Name

Grantee

Capacity

*Construe all terms with the appropriate gender and quantity
required by the sense of this deed.*

STATE OF Oregon

COUNTY OF Umatilla

On this 18 day of April, 2019, before me, Notary Public in and for
said state, personally appeared JAMES E. PRITCHARD

identified to be the person whose name is subscribed to the within instrument, and
who acknowledged to me he freely executed the same.

Signature: Christine Jean Gibbs

Print Name: Christine Jean Gibbs

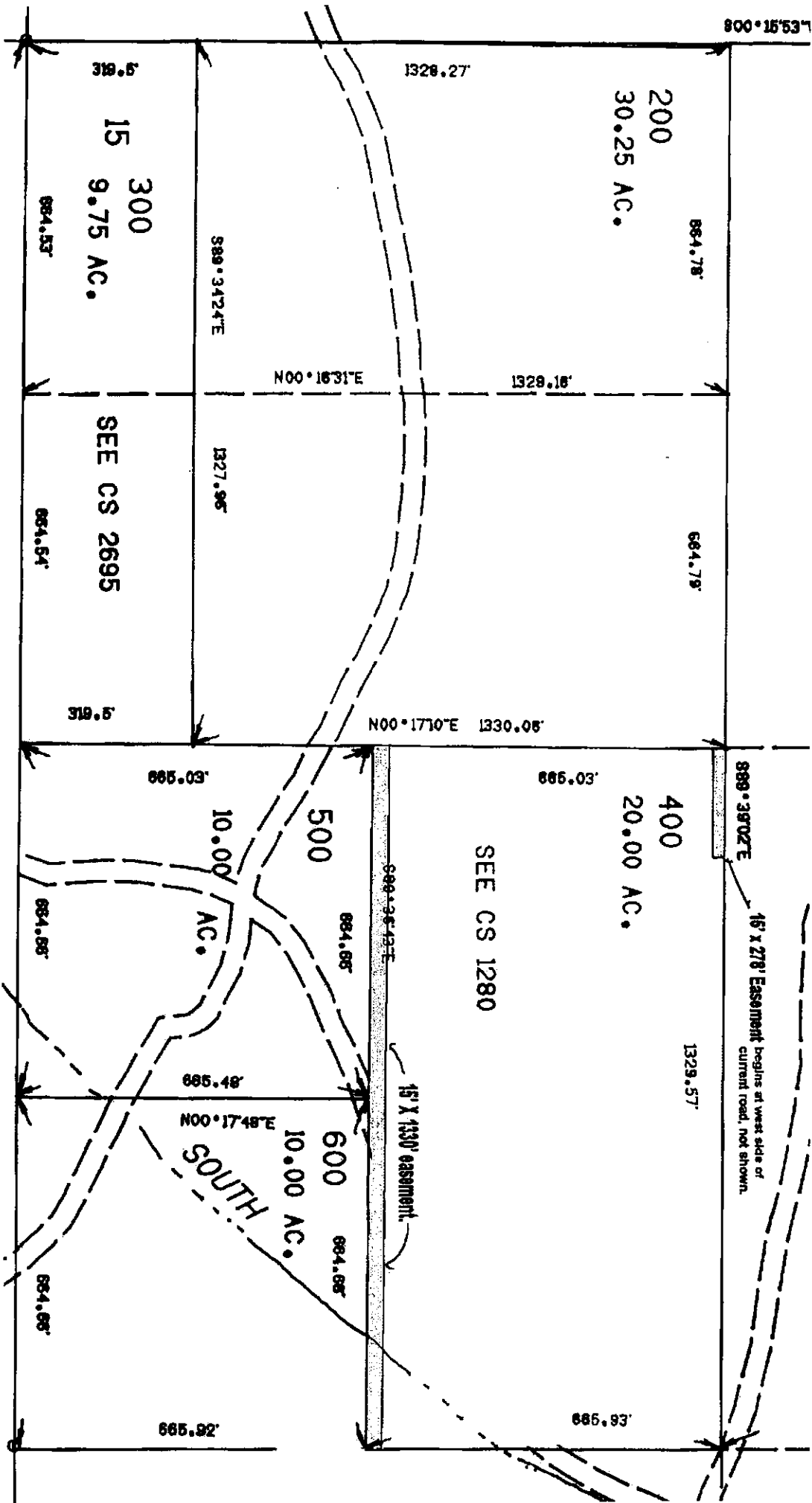
Title: Notary

My Commission Expires: 4-24-21



Exhibit A

Lines of easements are NOT to scale,
placement is approximate,
footage is as intended.



1 James Patchard do grant to Henry and Michelle Eams
their heirs and assigns a 12' Easement for the purpose
of Building a road for the purpose of ingress and egress across
the southern Boundary of Tract R-3609-01500-00400-000
From a starting point on the Southwest corner continuing
to the South east corner at which point it turns north
Along the Eastern Boundary for 410 Feet

James Patchard
4-20-19