



THIS SPACE RESERVED FOR

2019-008368

Klamath County, Oregon

07/24/2019 02:43:01 PM

Fee: \$92.00

Kristine Denise Prchal

Grantor's Name and Address

William Dennis Lee, Jr.

Grantee's Name and Address

After recording return to:

William Dennis Lee, Jr.

3555 S. Pacific Ave., #134

Medford, OR 97501

Until a change is requested all tax statements
shall be sent to the following address:

Same as above

File No. 302262AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Kristine Denise Prchal,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

William Dennis Lee, Jr.,

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 the County of **Klamath**, State of Oregon, described as follows, to wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE
LEGAL DESCRIPTION**

The true and actual consideration paid for this transfer, stated in terms of dollars, is to clear title. However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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.

In Witness Whereof, the grantor has executed this instrument this 11th day of July, 2019; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

X Kristine Prchal
Kristine Denise Prchal

State of Arizona } ss
County of Maricopa }

On this 11th day of July, 2019, before me, Katie Kes a Notary Public in and for said state, personally appeared Kristine Denise Prchal, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Katie Kes
Notary Public for the State of Arizona
Residing at: Phoenix, AZ
Commission Expires: 10/7/20

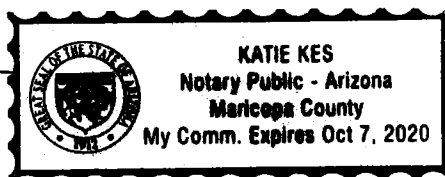


EXHIBIT "A"

302262AM

A parcel of land situate in Government Lot 28, Section 9, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northwest corner of said Government Lot 28; thence along the North line of said Government Lot 28, South $89^{\circ} 53 \frac{3}{4}'$ East 1000.32 feet to the TRUE POINT OF BEGINNING of this description; thence continuing along the North line of Government Lot 28, South $89^{\circ} 53 \frac{3}{4}'$ East to the Northeast corner of Government Lot 28; thence South along the East line of Government Lot 28 to the Southeast corner of Government Lot 28; thence along the South line of Government Lot 28, North $89^{\circ} 49 \frac{3}{4}'$ West to a point that bears South $89^{\circ} 49 \frac{3}{4}'$ East 1001.25 feet along the said South line from the Southwest corner of Government Lot 28; thence North to the true point of beginning.