



THIS SPACE RESERVED FOR

**2019-013074**

**Klamath County, Oregon**

**11/07/2019 01:41:02 PM**

**Fee: \$92.00**

Cathy L. Simpson

8111 Hwy 66

Klamath Falls, OR 97601

Grantor's Name and Address

Paul J Simpson

8111 Hwy 66

Klamath Falls, OR 97601

Grantee's Name and Address

After recording return to:

Paul J Simpson

same as above

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

Paul J Simpson

same as above

File No. 327414AM

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### **BARGAIN AND SALE DEED**

KNOW ALL MEN BY THESE PRESENTS, That

**Cathy L. Simpson,**

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

**Paul J Simpson,**

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 Attached Exhibit 'A'**

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$0.00**.

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 5 day of November, 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.

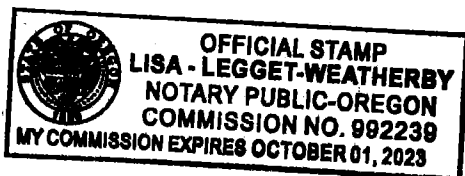
Cathy L. Simpson  
Cathy L. Simpson

State of Oregon } ss  
County of Klamath }

On this 5 day of November, 2019, before me, Lisa Legget-Weatherby, Notary Public in and for said state, personally appeared Cathy L. Simpson, 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.

Lisa Legget-Weatherby  
Notary Public for the State of Oregon  
Residing at: Klamath  
Commission Expires: 10/1/23



## EXHIBIT 'A'

Real property in the County of Klamath, State of Oregon, described as follows:

A portion of the SW1/4 of the NW1/4 of Section 23, Township 39 South, Range 8 East of the Willamette Meridian, described as follows:

Beginning at a point marked by an iron pin on the North line of the Klamath Falls-Ashland Highway and distant along said North line of Highway 277.9 feet from the intersection of said line and the East line of said SW1/4 of NW1/4; thence Southwesterly along said line of Highway 300 feet to the Southeast corner of the property herein described; thence North 35° West 400 feet; thence Southwesterly and parallel with said line of Highway 125 feet; thence Southeasterly to a point on the North right of way line of the Klamath Falls-Ashland Highway 100 feet West of the point of beginning; thence Northeasterly along said line of Highway 100 feet to the point of beginning, being the Southeast corner of the property herein described.