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NO PART OF ANY STEVENS-NESS FORM MAY BE

2020-000323

Klamath County, Oregon



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01/09/2020 01:37:33 PM

Fee: \$82.00

SPACE RESERVED  
FOR  
RECORDER'S USE

RODNEY DALTON PENSION TRUST  
P.O. Box 849  
WINCHESTER OR 97495

Grantor's Name and Address

LAURA KANTEROWITSCH AND KRYSTAL CONNER  
100469 HWY 97  
CHEMURT OR 97731

Grantee's Name and Address

After recording, return to (Name and Address):

RODNEY DALTON PENSION TRUST  
P.O. Box 849  
WINCHESTER OR 97495

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

RODNEY DALTON PENSION TRUST  
P.O. Box 849  
WINCHESTER OR 97495

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that RODNEY A DALTON, TRUSTEE FOR RODNEY A DALTON PENSION TRUST

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto LAURA C KANTEROWITSCH AND KRYSTAL L CONNER

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):

Beginning at a point on the Easterly right-of-way line of The Dalles-California Highway, which commences South along the Section line 1667.8 feet and East 491.6 feet from the Section corner common to Sections 17, 18, 19 and 20, Township 28 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence North 16° 53' 30" East parallel to the Highway, 200 feet to the point of beginning; thence South 73° 06' 30" East a distance of 150 feet; thence North 16° 53' 30" East parallel to the Highway, 50 feet; thence North 73° 06' 30" West 150 feet; thence South 16° 53' 30" West along the Easterly right of way of said highway a distance of 50 feet to the point of beginning, being a portion of the W1/2 NW1/4 of Section 20, Township 28 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM that portion of said premises conveyed to the State of Oregon, by and through its State Highway Commission, by deed dated June 21, 1954, recorded June 25, 1954 in Book 267, page 484, Deed Records of Klamath County, Oregon.

PROPERTY SOLD AS-IS AND SUBJECT TO EASEMENTS AND RESERVATIONS OF RECORD

(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 \$ 36,000. 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 MARCH, 2016; 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 Douglas ss.

This instrument was acknowledged before me on

by

This instrument was acknowledged before me on MARCH, 2016

by

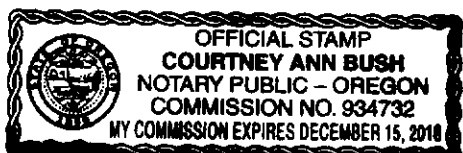
RODNEY A DALTON,

as

TRUSTEE

of

RODNEY A DALTON PENSION TRUST



County Bsh  
Notary Public for Oregon

My commission expires 12/15/18