

After recording return to:

Denis Hickey
PO Box 1022
Merrill, OR 97633

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

Denis Hickey
PO Box 1022
Merrill, OR 97633

2020-001613
Klamath County, Oregon



02/10/2020 08:58:13 AM

Fee: \$87.00

174-line.
Returned at Counter

**STATUTORY
BARGAIN AND SALE DEED**

Denis Patrick Hickey and Timothy Charles Parks, Grantors, convey to **Denis Hickey**, Grantee, the
following real property situated in Klamath County, Oregon, to-wit:

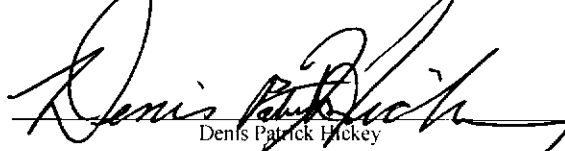
See Exhibit A attached hereto and made part hereof.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHT, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 242, OREGON LAWS 2007, AND 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 LAWFULL 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".

The true consideration for this conveyance is \$0. (Here comply with the requirements of ORS 93.030).

The land described in attached "Exhibit A" shall be combined with the land described in Deed Volume 2018, Page 007848 of the Klamath County Deed Records. This conveyance is pursuant to "Property Line Adjustment 13-19" and does not create a separate parcel of land.

Dated this 14th day of November, 2019.

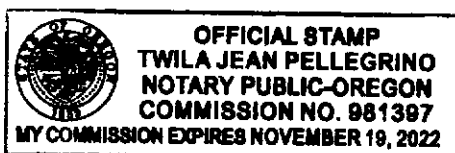

Denis Patrick Hickey

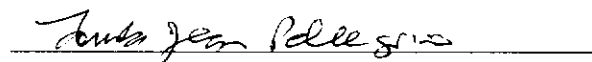

Timothy Charles Parks

STATE OF Oregon
County of Klamath ss}

This instrument was acknowledged before me on November 14, 2019

By Denis Patrick Hickey and Timothy Charles Parks.





Notary Public for the State of: Oregon

My commission expires: 11-19-2022

EXHIBIT "A"

A portion of Lots 13 and 14 of "Merrill Tract", situated in the NE1/4 SE1/4 of Section 2, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the North line of said Lot 13, from which the Northwest corner of said Lot 13 bears S89°46'46"W 73.17 feet; thence S00°53'10"E 330.02 feet to a point on the South line of said Lot 13; thence S89°46'46"W, along the South line of said Lots 13 and 14, 260.94 feet to a point on the Northeasterly right of way line of the BNSF Railroad; thence, along the said Northeasterly right of way, on the arc of a curve to the right (radius point bears N22°07'06"E 2839.79 feet and central angle equals 03°02'08") 150.45 feet; thence, leaving said right of way line, N25°45'30"E 299.41 feet to a point on the North line of said Lot 14; thence N89°46'46"E, along the North line of said Lots 14 and 13, 263.53 feet to the point of beginning, containing 2.50 acres, more or less.