



2020-002732  
Klamath County, Oregon



THIS S

03/04/2020 11:51:48 AM

Fee: \$92.00

Returned at Counter

Denis Patrick Hickey and Timothy Charles Parks

Grantor's Name and Address

Denis Patrick Hickey

Grantee's Name and Address

After recording return to:

Denis Patrick Hickey

P.O. Box 1022

Merrill, OR 97633

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

Same as above

### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

**Denis Patrick Hickey and Timothy Charles Parks,**

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

**Denis Patrick Hickey,**

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 **\$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 21<sup>st</sup> day of Feb. 2020; 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.

Denis Patrick Hickey  
Denis Patrick Hickey

Timothy Charles Parks  
Timothy Charles Parks



State of OR } ss  
County of Jackson

On this 3<sup>rd</sup> day of March 2020, before me, Lisa Matchett a Notary Public in and for said state, personally appeared Denis Patrick Hickey, 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 Matchett  
Notary Public for the State of OR  
Residing at Medford  
Commission Expires: 4-2023

State of OR } ss  
County of Klamath

On this 21<sup>st</sup> day of Feb. 2020, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Timothy Charles Parks, 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.

Deborah Anne Sinnock  
Notary Public for the State of OR  
Residing at: Klamath Co  
Commission Expires: 8-30-21

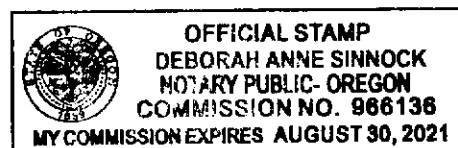


EXHIBIT "A"

Lot 13 and a portion of Lot 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 the Northeast corner of said Lot 13; thence S00°28'21"E 330.00 feet to the Southeast corner of said Lot 13; thence S89°46'46"W, along the South line of said Lots 13 and 14, 515.54 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, 520.51 feet to the point of beginning, containing 4.44 acres, more or less.