



THIS SPACE RESERVED FOR

2020-003813

Klamath County, Oregon

03/31/2020 10:11:58 AM

Fee: \$92.00

Angalee M. Friend and Lewis A. Friend

8324 Booth Rd.

Klamath Falls OR 97603

Grantor's Name and Address

Angalee M. Friend

8324 Booth Road

Klamath Falls, OR 97603

Grantee's Name and Address

After recording return to:

Angalee M. Friend

8324 Booth Road

Klamath Falls, OR 97603

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

Angalee M. Friend

8324 Booth Road

Klamath Falls, OR 97603

File No. 357688AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Angalee Friend and Lewis Friend,

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

Angalee M. Friend,

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:

Please see attached Exhibit "A"

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

02. ✓

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 21st day of March 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.

Angalee M. Friend
Angalee M. Friend

L. Friend
Lewis A. Friend

State of Oregon } ss
County of Klamath }

On this 21st day of March, 2020, before me, Heather Sciorba a Notary Public in and for said state, personally appeared Angalee M. Friend & *, 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.

H. Sciorba

Notary Public for the State of Oregon

Residing at: Klamath Falls OR

Commission Expires: Dec. 17 2021

*Lewis A. Friend

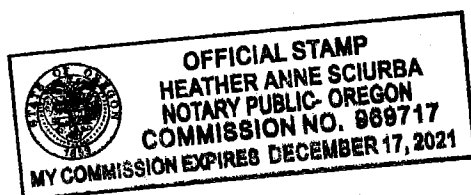


Exhibit "A"
Legal Description

A parcel of land situated in the W 1/2 SE 1/4 of Section 7, Township 39 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 W 1/2 SE 1/4, and being North 89° 53' 08" West 700.71 feet from the CE 1/16 corner of said Section 7, (North 89° 54' West 707 feet by Deed Volume 353, page 23, of Klamath County Deed Records); thence South 00° 15' 14" West 1942.50 feet to a 5/8" iron pin with plastic cap on the Northerly right of way line of the O.C. & E. Railroad (South 00° 25' West 1943.5 feet, more or less, by said Deed Volume 353, page 23); thence South 66° 52' 30" East along said right of way line, 750.48 feet to a 5/8 inch iron pin with plastic cap (South 66° 45' East 786.3 feet, more or less, by said Deed Volume 353, page 23); thence North 00° 29' 26" East (North by said Deed Volume 353, page 23), along the East line of said W 1/2 SE 1/4, 408.11 feet to a 5/8" iron pin with plastic cap; thence Southwesterly along the Northwesterly line of a ditch the following courses and distances, with each angle point marked by a 5/8" iron pin with plastic cap; South 61° 41' 35" West 69.98 feet, South 52° 34' 28" West 99.89 feet, South 47° 26' 28" West 99.64 feet, and South 34° 11' 16" West 69.28 feet; thence North 72° 13' 26" West 430.86 feet to a 5/8" iron pin with plastic cap; thence North 00° 15' 14" East 1916.13 feet to the North line of said W 1/2 SE 1/4; thence North 89° 53' 08" West (North 89° 54' West by said Deed Volume 353, page 23) 30.00 feet to the point of beginning with bearings based on Survey No. 2834, as recorded in the office of the Klamath County Surveyor.

TOGETHER WITH a strip of land lying between the West line of the E 1/2 SE 1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and the existing fence line within the said E 1/2 SE 1/4, said strip of land being more particularly described as follows:

Beginning at a point marked by a 5/8" iron pin with plastic cap on the West line of said E 1/2 SE 1/4, said point being South 00° 29' 26" West 1827.79 feet from the CE 1/16 corner of said Section 7; thence South 00° 29' 26" West 408.11 feet to a 5/8" iron pin with plastic cap on the Northerly right of way line of the O.C. & E. Railroad; thence South 66° 52' 30" East along said right of way line, 34.9 feet, more or less, to the said existing fence line; thence Northerly along said existing fence line, 422 feet, more or less, to the centerline of an existing drain ditch; thence Westerly 27 feet, more or less, to the point of beginning, with bearings based on recorded Minor Land Partition 49-83.

The Easterly line of the above described strip of land being the existing fence line, is intended to be the property line of the Easterly and Westerly adjacent ownerships. (Said Parcel also being Parcel 2 of Minor Land Partition 49-83.)