



THIS SPACE RESERVED FOR

2020-005736

Klamath County, Oregon

05/07/2020 08:45:31 AM

Fee: \$92.00

James R. Streeter

PO Box 947

Keno, OR 97627

Grantor's Name and Address

James R. Streeter and Janet S. Streeter

4178 E. Evans Creek Rd.

Rogue River, OR 97537

Grantee's Name and Address

After recording return to:

James R. Streeter and Janet S. Streeter

4178 E. Evans Creek Rd.

Rogue River, OR 97537

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

James R. Streeter and Janet S. Streeter

4178 E. Evans Creek Rd.

Rogue River, OR 97537

File No. 364555AM

## BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

**James R. Streeter,**

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

**James R. Streeter and Janet S. Streeter, husband and wife,**

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.

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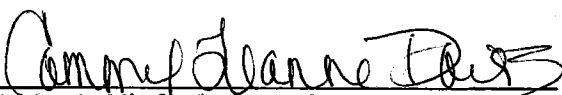
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

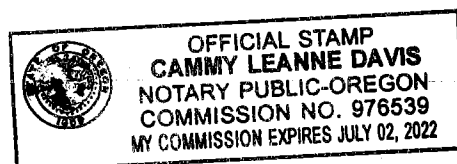
In Witness Whereof, the grantor has executed this instrument this 5th day of May, 2020; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

  
James R. Streeter

State of Oregon } ss  
County of Jackson }

On this 5th day of May, 2020, before me, Cammy Leanne Davis, a Notary Public in and for said state, personally appeared James R. Streeter, 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.

  
Notary Public for the State of Oregon  
Residing at: Oregon  
Commission Expires: 7-2-2022



## EXHIBIT 'A'

Beginning at a point on the East line of Lot 8, Section 6, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, distant 660 feet South from the Northeast corner of said Lot 8; thence West at right angles to said East line of said Lot 8 to a point on the Easterly line of the Keno-Worden Highway; thence Northwesterly along the said Easterly line of said Highway to the point where said line intersects the West line of said Lot 8; thence North along said West line to the Northwest corner of said Lot 8; thence East along the North line of said Lot 8 to the Northeast corner of said Lot; thence South along the East line of said Lot to the point of beginning.

EXCEPT THEREFROM a portion of Lot 8, Section 6, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the East line of Lot 8, Section 6, Township 40 South, Range 8 East of the Willamette Meridian, 660.00 feet South from the Northeast corner of said Lot 8; thence West at right angles to said East line of said Lot 8 to a point on the Easterly line of Keno-Worden Highway and the point of beginning of this description; thence Northwesterly along said Easterly line of said Highway 160.00 feet; thence East 200.00 feet; thence Southeasterly parallel with and 200.00 feet from the Keno-Worden Highway 160.00 feet; thence West 200.00 feet to said Highway right of way and point of beginning of this description.

LESS AND EXCEPT a tract of land situated in Government Lot 8 (SW1/4 SE1/4) of Section 6, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Easterly line of the Keno-Worden Road from which the South quarter corner of said Section 6 bears South 20°58'15" West, along said Easterly line, 160.00 feet and South 07°12'03" West 677.55 feet; thence North 20°58' West, along said Easterly line, 43.00 feet; thence South 89°24'57" East 200.00 feet; thence South 20°58'15" East 43.00 feet; thence North 89°24'57" West 200.00 feet to the point of beginning.