

2020-007427

Klamath County, Oregon



00260738202000074270010013

06/18/2020 09:23:41 AM

Fee: \$82.00

After recording return to:

Joseph and Sarah Smith
6214 Reeder Road
Klamath Falls, OR 97603

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

Joseph and Sarah Smith
6214 Reeder Road
Klamath Falls, OR 97603

STATUTORY
BARGAIN AND SALE DEED

KEVIN and ROBBIE CRAIN, Grantors, convey to

JOSEPH and SARAH SMITH, Grantees, the following described real property situated in Klamath County, Oregon, to-wit:

A TRACT OF LAND SITUATED IN THE SE1/4 SE1/4 OF SECTION 2, T39S, R8EWM, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, FROM WHICH THE SOUTHEAST CORNER OF PARCEL 2 OF "LAND PARTITION 31-93" BEARS S89°35'28"E 44.30 FEET AND N00°03'34"W 334.40 FEET; THENCE, ALONG THE ADJUSTED LINE OF "PROPERTY LINE ADJUSTMENT 4-15" THE FOLLOWING COURSES, S65°17'52"W 479.99 FEET, N10°23'30"W 95.18 FEET AND N20°16'20"W 117.79 FEET; THENCE, LEAVING SAID ADJUSTED LINE, S89°35'28"E 494.06 FEET TO THE POINT OF BEGINNING, CONTAINING 1.13 ACRES, MORE OR LESS, WITH BEARINGS BASED ON RECORD OF SURVEY 5429 ON FILE AT THE OFFICE OF THE KLAMATH COUNTY SURVEYOR.

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.

The true consideration for this conveyance is \$0. (Here comply with the requirements of ORS 93.030) THIS CONVEYANCE IS MADE PURSUANT TO "PROPERTY LINE ADJUSTMENT 6-19".

Dated this 12 day of JUNE, 2020.

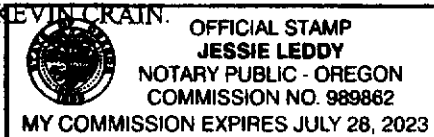

KEVIN CRAIN

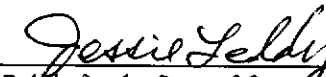

ROBBIE CRAIN

STATE OF OREGON ss
COUNTY OF Baker

This instrument was acknowledged before me on 6/12/2020

by KEVIN CRAIN.



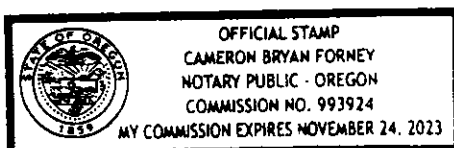

Notary Public for the State of Oregon

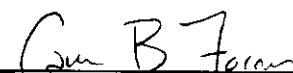
My commission expires: 7/28/2023

STATE OF OREGON ss
COUNTY OF KLAMATH

This instrument was acknowledged before me on 6/16/20

by ROBBIE CRAIN.




Notary Public for the State of Oregon

My commission expires: 11/24/23

Tru-line Surveying
Returned at Counter