

Tru-line Surveying
Returned at Counter

After recording return to:

Kevin and Robbi Crain
6033 Breitenstein Lane
Klamath Falls, OR 97601

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

Kevin and Robbi Crain
6033 Breitenstein Lane
Klamath Falls, OR 97601

2020-007428
Klamath County, Oregon



06/18/2020 09:24:15 AM

Fee: \$82.00

STATUTORY
BARGAIN AND SALE DEED

JOSEPH and SARAH SMITH, Grantors, convey to

KEVIN and ROBBIE CRAIN, Grantees, the following described real property situated in Klamath County, Oregon, to-wit:

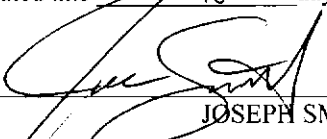
A TRACT OF LAND SITUATED IN THE SE1/4 SE1/4 OF SECTION 2, T39S, R8EWM, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF PARCEL 2 OF "LAND PARTITION 31-93", SAID POINT BEING THE SOUTH 1/16 CORNER COMMON TO SECTION 1, T39S, R8EWM, AND SAID SECTION 2; THENCE S00°03'34"E, ALONG THE EAST LINE OF SAID SECTION 2, 334.40 FEET; THENCE, LEAVING SAID EAST LINE, N89°35'28"W 35.00 FEET; THENCE N00°03'34"W 333.88 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL 2; THENCE N89°32'43"E 35.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.27 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".

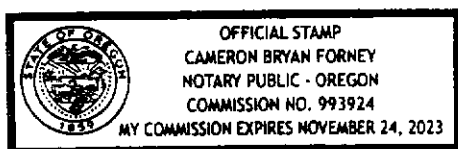
Dated this 10 day of June, 2020.

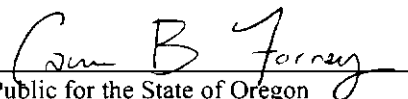

JOSEPH SMITH


SARAH SMITH

STATE OF OREGON ss
COUNTY OF KLAMATH

This instrument was acknowledged before me on June 10, 2020
by JOSEPH and SARAH SMITH.




Notary Public for the State of Oregon
My commission expires: 11/24/23