

2020-009278

Klamath County, Oregon

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN



0026286520200092780010019

07/29/2020 01:52:24 PM

Fee: \$82.00

Jimmy Smith and Kimberley Smith

52900 Timberlane Loop

Lapine OR 97739

Grantor's Name and Address

Jimmy and Kimberley Smith

Grantee's Name and Address

After recording, return to (Name and Address):

Jim Smith  
52900 Timberlane Loop  
Lapine OR 97739

Until requested otherwise, send all tax statements to (Name and Address):

Jimmy Smith

52900 Timberlane Loop

Lapine OR 97739

 SPACE RESERVED  
FOR  
RECORDER'S USE

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Jimmy and Kimberley Smith

 hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto  
Jimmy and Kimberley Smith

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 Klamath County, State of Oregon, described as follows (legal description of property):

Tax Lot 2309-024A0-05600

A tract of land located in the Northeast one-quarter of the Northeast one-quarter of Section 24, Township 23 South, Rang 9 East, of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing Northeast corner of Section 24, point being a 2-1/2" brass cap marked "KCS 2007", Thence South 00 00'55" West 380.00 feet to the Point of Beginning, being a 5/8" rebar with a yellow plastic cap marked "TYE ENGINEERING"; Thence South 00 00'55" West 487.83 feet to a 5/8" rebar a yellow plastic cap marked "TYE ENGINEERING"; Thence South 89 44'29" West 344.57 feet to the easterly right of way of U.S. Highway 97 to a 5/8" rebar with a yellow plastic cap marked "TYE ENGINEERING"; Thence along said Easterly right of way of U.S. Highway 97 North 30 35'08" East 568.48 feet to a 5/8" rebar with a yellow plastic cap marked "TYE ENGINEERING"; Thence leaving said right of way North 89 44'29" East 344.57 feet to a 5/8" rebar with a yellow plastic cap marked "TYE ENGINEERING" and the Point of Beginning.

Containing 2.24 acres, more or less

This legal description was written in conjunction with a Property Line Adjustment Survey Filed at the Klamath County Surveyors Office and Klamath

County Approval No. PLA 12-19

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

 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 ☐ part of the ☒ the whole (indicate which) consideration. (The sentence between the symbols ☐ if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on 7/21/2020, any signature on behalf of a business or other entity is made with the authority of that entity.

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 DERIVED 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 DERIVED IN ORS 30.830 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.

STATE OF OREGON, County of Deschutes

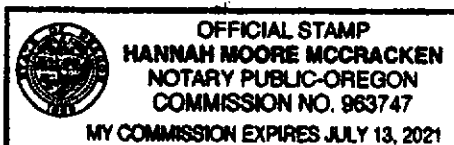
This instrument was acknowledged before me on 7/21/2020

by Jimmy &amp; Kimberley Smith

This instrument was acknowledged before me on

by

as


 Hannah Moore  
Notary Public for Oregon  
My commission expires 07/13/2021