

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

2020-009280

Klamath County, Oregon



00262867202000092800010013

07/29/2020 01:52:38 PM

Fee: \$82.00

Carey Tindall and Debra Tindall

148643 Hwy 97

Gilchrist OR 97737

Grantor's Name and Address

Jimmy Smith and Kimberley Smith

52900 Timberlane Loop

Lapine OR 97739

Grantee's Name and Address

After recording, return to (Name and Address):

Kim 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 Carey and Debra Tindall

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):

PLA 12-19 TRANSFER AREA

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 545.17 feet to the Point of Beginning; Thence WEST 153.01 feet along said North Line of property described in Book 2019, Page 007644, Klamath county, to the Easterly right of way of U.S. Highway 97 and to a point due East of the Southeast corner of that certain parcel of land conveyed to Jack Tedder and Lora A. Tedder, husband and wife by deed recorded in Book 196, at Page 259 deed records of Klamath County, Oregon; Thence along said Easterly right of way of U.S. Highway 97 South 30 35'08" West 376.62 feet to a 5/8" rebar with a yellow cap marked "TYE ENGINEERING"; Thence North 89 44'29" East 344.57 feet to a 5/8" rebar with a yellow plastic cap marked "TYE ENGINEERING"; Thence North 00 00'55" East 322.66 feet to the Point of Beginning.

Containing 1.84 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. 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 ☐ and ☒ if not applicable, should be deleted. See ORS 93.040.)

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 07/21/2020 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 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 DERIVED 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.

STATE OF OREGON, County of Deschutes

This instrument was acknowledged before me on 07/21/2020 by Carey & Debra Tindall

This instrument was acknowledged before me on

by

as

of



OFFICIAL STAMP
 HANNAH MOORE MCCRACKEN
 NOTARY PUBLIC-OREGON
 COMMISSION NO. 963747
 MY COMMISSION EXPIRES JULY 13, 2021

Notary Public for Oregon

My commission expires 07/13/2021