

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPR

2020-012718

Klamath County, Oregon



00266741202000127180040041

10/05/2020 02:08:38 PM

Fee: \$97.00

SPACE RESERVED  
FOR  
RECORDER'S USE

Enriqueta Deaton  
100356 Hwy 97N.  
Chemult, OR 97731

Grantor's Name and Address

Myra Duval  
100469 Hwy 97N.  
Chemult, OR 97731

Grantee's Name and Address

After recording, return to (Name and Address):

Myra Duval  
100469 Hwy 97N.  
Chemult, OR 97731

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

Myra Duval  
100469 Hwy 97N.  
Chemult, OR 97731

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Enriqueta Deaton

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

Myra Duval

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):

A portion of the W1/2 NW1/4 of section 20, Township 28 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at the Northwest corner of the NW1/4 of Section 20 Township 28 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence South along the section line a distance of 11667.8 feet to a point; thence East a distance of 491.6 feet to a point; thence North 16 degrees 53' 30" East Parallel to the Easterly right of way line of the Dalles-California Highway, a distance of 250 feet to a point; thence South 73 degrees 06' 30" East a distance of 150 feet to the true point of beginning; thence North 16 degrees 53' 30" East parallel to said highway a distance of 150 feet to a point; thence South 73 degrees 06' 30" East a distance of 150 feet to a point; thence North 16 degrees 53' 30" West a distance of 150 feet to a point; thence South 73 degrees 06' 30" West a distance of 150 feet to the point of beginning. Also the following described property, to wit: Beginning at a point on the Easterly right of way line of the Dalles-California Highway, which point is South

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

Continued →

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 \$ 10. 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 October 2, 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 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.

STATE OF OREGON, County of KlamathThis instrument was acknowledged before me on October 2, 2020 ss.by Enriqueta Deaton Enriqueta Deaton

This instrument was acknowledged before me on

by

as

of



Notary Public for Oregon

My commission expires 02/07/2021

Along the section line 11667.8 feet, thence East, 491.6 feet and thence North 16 degrees 53'30" East along the Easterly right of way line of said highway, a distance of 250 feet from the section corner common to Section 17, 18, 19 and 20, Township 28 South Range 8 East of the Willamette Meridian, Klamath County, Oregon: thence North 16 degrees 53'30" East along said right of way line 150 feet: thence South 73 degrees 06'30" East, 150 feet: thence South 16 degrees 53'30" West, parallel to said right of way 150; thence North 73 degrees 06'30" West, 150 feet, more or less to the point of beginning being a portion of the W 1/2 NW 1/4 of Section 20, Township 28 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

Excepting Therefrom that portion deeded to the State of Oregon by Warranty Deed recorded in Klamath County Deed book 271, page 112, and Excepting also any other or additional part of said premises owned or acquired by State of Oregon

AmeriTitle  
MTC1396-11685



2016-004050

Klamath County, Oregon

04/21/2016 02:30:06 PM

Fee: \$47.00

**GRANTOR**

JOSEPH D. DASSEN

**GRANTEE**

ENRIQUETA DEATON

P O BOX 41

CHEMULT, OR 97731

Until a change is requested  
all tax statements shall be  
sent to the following address:  
\*\*\*SAME AS GRANTEE\*\*\*

After recording return to:  
CASCADE TITLE CO.  
811 WILLAMETTE  
EUGENE, OR 97401

**BARGAIN AND SALE DEED**

JOSEPH D. DASSEN, Grantor,

conveys to

ENRIQUETA DEATON, Grantee

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 anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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, AND 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, AND 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 to correct the vesting.

Dated this 19<sup>th</sup> day of April, 2016.

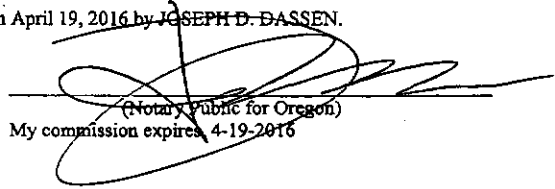
  
JOSEPH D. DASSEN

State of Oregon

County of Lane

This instrument was acknowledged before me on April 19, 2016 by JOSEPH D. DASSEN.



  
(Notary Public for Oregon)  
My commission expires 4-19-2018

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A portion of the W1/2 NW1/4 of Section 20, Township 28 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of the NW1/4 of Section 20, Township 28 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence South along the section line a distance of 1667.8 feet to a point; thence East a distance of 491.6 feet to a point; thence North 16 degrees 53' 30" East parallel to the Easterly right of way line of the Dalles-California Highway, a distance of 250 feet to a point; thence South 73 degrees 06' 30" East a distance of 150 feet to the true point of beginning; thence North 16 degrees 53' 30" East parallel to said Highway a distance of 150 feet to a point; thence South 73 degrees 06' 30" East a distance of 150 feet to a point; thence South 16 degrees 53' 30" West a distance of 150 feet to a point; thence North 73 degrees 06' 30" West a distance of 150 feet to the point of beginning.

ALSO the following described property, to wit:

Beginning at a point on the Easterly right of way line of the Dalles-California Highway, which point is South along the section line, 1667.8 feet, thence East, 491.6 feet and thence North 16 degrees 53' 30" East, along the Easterly right of way line of said Highway, a distance of 250 feet from the section corner common to Section 17, 18, 19 and 20, Township 28 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence North 16 degrees 53' 30" East along said right of way line, 150 feet; thence South 73 degrees 06' 30" East, 150 feet; thence South 16 degrees 53' 30" West, parallel to said right of way, 150; thence North 73 degrees 06' 30" West, 150 feet, more or less, to the point of beginning; being a portion of the W1/2 NW1/4 of Section 20, Township 28 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM that portion deeded to the State of Oregon by Warranty Deed recorded in Klamath County Deed Book 271, page 112, and EXCEPTING ALSO any other or additional part of said premises owned or acquired by the State of Oregon.