

Tru-line Surveying

Returned at Counter

2020-013324

Klamath County, Oregon

After recording return to:

Steven L. Roberts
23708 1st Street NE
Aurora, OR 97002

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

Steven L. Roberts
23708 1st Street NE
Aurora, OR 97002

This



00267446202000133240020029

10/16/2020 10:06:29 AM

Fee: \$87.00

STATUTORY
BARGAIN AND SALE DEED

We, Steven L. Roberts and Susan M. Roberts, as tenants by the entirety Grantor, convey to, Steven L. Roberts, Grantee, the following described real property situated in Klamath County, Oregon, to-wit:

See attached "Exhibit A" for legal description

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)

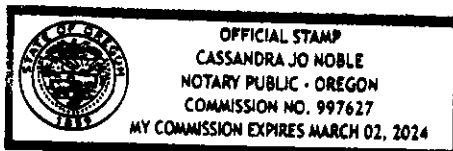
Dated this 13 day of October, 2020.

Steven L. Roberts

Susan M. Roberts

State of Oregon
County of Clackamas ss

This instrument was acknowledged before me on this 13 day of October, 2020 by
Steven L. Roberts and Susan M. Roberts



Notary Public for the State of Oregon
My commission expires: March 02, 2024

"EXHIBIT A"

A portion of the SE1/4 NW1/4, Section 2, T39S, R9EWM, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 1 inch axle marking the Southwesterly corner of Lot 82 Pleasant Home Tracts, Klamath County, Oregon; thence North 89°24'30" East along the Southerly boundary of said Lot 82, said Pleasant Home Tracts, a distance of 660.20 feet to a 3/4 inch iron pipe; thence South 00°35'00" East a distance of 1020 feet to concrete nail 0.2 feet Southerly of a pipe fence post, and to the Southwest corner of parcel 6 of document recorded February 6, 1974 in Book M74 at page 1284, Microfilm Records of Klamath County, Oregon between Waggoner and Merryman; said point being the true point of beginning; thence continuing South 00°35'00" East 281.62 feet, more or less to Northerly right of way line of State Highway No. 140 (South 6th Street); thence North 88°59'04" East along said right of way line 82.5 feet; thence North 00°35'00" West 279.46 feet, more or less, to a point which bears South 89°30'55" East 82.51 feet from the true point of beginning; thence North 89°30'55" West 82.51 feet to the true point of beginning.

EXCEPTING THEREFROM – That certain parcel of land described in Deed Volume M76, Page 20160, deed records of Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the South boundary line of the SE1/4 NW1/4 of Section 2, Township 39 South, Range 9EWM, 660 feet East of the Southwest corner of said SE1/4 NW1/4 of said Section 2; Thence East, 82.5 feet along the said South boundary line of said SE1/4 NW1/4 of said Section 2; thence North 528 feet; thence West 82.5 feet; thence South along the Westerly line of parcel conveyed by Lula B. Hutchens to Louis J. Robbin and wife, by deed recorded in Volume 100 of Deeds, page 294, Deed records of Klamath County, Oregon, 528 feet to the point of beginning, and being a portion of the SE1/4 NW1/4 of Section 2, Township 39 South, Range 9EWM.

Excepting that portion lying within the boundaries of South Sixth Street and also EXCEPTING that portion conveyed to the State of Oregon in suit 64-140 law and in Quitclaim Deed recorded in Volume 359 at page 242, and also EXCEPTING a portion of the SE1/4 NW1/4 of Section 2, Township 39 South, Range 9EWM, described as follows:

Beginning at a 1-inch axle, marking the Southwesterly corner of Lot 82 of Pleasant Home Tracts, Klamath County, Oregon; thence N89°24'30" East along the Southerly Boundary of said Lot and said Pleasant Home Tracts, a distance of 660.20 feet to a 3/4 inch iron pipe; thence South 0°35'00" East a distance of 810.90 feet to the Northwest corner of that parcel of land deeded to Cecil Green, Sr., and Vida Green in Deed Volume 132, page 526, Records of Klamath County, Oregon and the true point of beginning; thence continuing South 0°35'00" East a distance of 334.07 feet to a 5/8 inch iron pin; thence North 89°32'42" East a distance of 82.5 feet to a 5/8 inch iron pin; thence North 0°35'00" West a distance of 334.07 feet to a point; thence South 89°32'42" West a distance of 82.5 feet to the point of beginning.