



THIS SPACE RESERVED FOR RECORDER'S USE

Richard James McNeilly and Traci Lynn Fenton who acquired
title as Tracy Lynn Fenton

3503 Summers LN

Klamath Falls OR 97603

Grantor's Name and Address

Richard James McNeilly and Traci Lynn Fenton

3503 Summers LN

Klamath Falls OR 97603

Grantee's Name and Address

After recording return to:

Richard James McNeilly and Traci Lynn Fenton

3503 Summers LN

Klamath Falls OR 97603

Until a change is requested all tax statements

shall be sent to the following address:

Richard James McNeilly and Traci Lynn Fenton

3503 Summers LN

Klamath Falls OR 97603

File No. 576822AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Richard James McNeilly, and Traci Lynn Fenton who acquired title as Tracy Lynn Fenton,

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

Richard James McNeilly and Traci Lynn Fenton, as Tenants in Common

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 the County of **Klamath**, State of Oregon, described as follows, to wit:

A piece or parcel of land situate in the N1/2 SW1/4 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point in the Westerly boundary of said Section 11, from which the section corner common to Section corner common to Sections 2,3, 10, 11, Township 39 South, Range 9 East of the Willamette Meridian, and as marked on the ground by an iron pin driven therein bears North 0 degrees 13 1/2' West 1,662.5 feet distant and running thence South 0 degrees 13 1/2' East along the said Westerly boundary of Section 11, 107.5 feet; thence North 89 degrees 42' East 240 feet more or less to a point in the center line of the U.S. Klamath Project No. 1 C9A Drain; thence Northerly along the center line of said drain to its intersection with the center line of a 60 foot roadway; thence South 89 degrees 44 1/2' West along the center line of the said roadway 214.3 feet more or less to the point of beginning.

EXCEPTING THEREFROM those portions lying within the right of way of Denver Avenue and Summers Lane.

The true consideration for this conveyance is to correct title.

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

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

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.

In Witness Whereof, the grantor has executed this instrument this 21 day of Feb., 2003; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Richard James McNeilly
Richard James McNeilly
Traci Lynn Fenton
Traci Lynn Fenton

State of Oregon } ss
County of Klamath

On this 21 day of February, 2003, before me, Heather Anne Sciurba, a Notary Public in and for said state, personally appeared Richard James McNeilly and Traci Lynn Fenton, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Heather Anne Sciurba

Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: Nov 21, 2005

