

After recording, return to: William M. Ganong Vol. 1097 Page 11159
36018 514 Walnut Avenue
Klamath Falls OR 97601

Send Tax Statements to: Ruth M. McEachern
2430 Orchard Avenue
Klamath Falls OR 97601

BARGAIN AND SALE DEED

Ruth Mildred McEachern, Grantor, conveys to Ruth M. McEachern as Trustee of the Ruth Mildred McEachern Revocable Trust Agreement, uda March 17, 1997, and her successors in Trust, Grantee, all of the real property located in Klamath County, Oregon, described on the deeds recorded in the deed records of the Clerk of Klamath County, Oregon and described as follows:

A. The Deed from Ruth Mildred McEachern to Allen N. McEachern recorded on September 18, 1970 in Book M 70 on page 8304;

B. The Deed from the United States of America to A. N. McEachern and Ruth Mildred McEachern recorded on August 6, 1975 in Volume M 75 at page 9133;

C. The Deeds from Theodore R. Hughey to A. N. McEachern and Ruth McEachern recorded on November 4, 1976 in Book M 76 on page 17579 and on page 17580; and

D. The Deed from Ellie H. Blevins and Dolores A. Blevins to A. N. McEachern and Ruth McEachern recorded on November 10, 1976 in Book M 76 on page 17852.

Photocopies of said deeds are attached hereto and the legal descriptions of the land described thereon are incorporated herein by this reference.

Said parcels of land are also described as Klamath County Tax Lots R-3809-033AD-02100, 02300 and 04000.

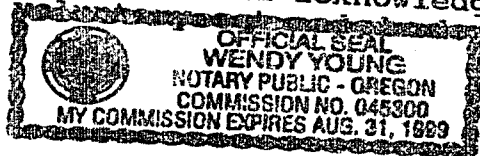
This deed is made for estate planning purposes and no consideration has been paid heretofore.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 10th day of April, 1997.

Ruth Mildred McEachern
Ruth Mildred (McEachern)

STATE OF OREGON, County of Klamath) ss.
Personally appeared before me the above-named Ruth Mildred McEachern and acknowledged the foregoing instrument to be her



Wendy Young
Notary Public for Oregon

26
10-

11160

KNOW ALL MEN BY THESE PRESENTS, That RUTH MILDRED McEACHERN, wife of grantee, (hereinafter called the grantor), the spouse of the grantee hereinafter named, for the consideration hereinafter stated, has bargained and sold and by these presents does grant, bargain, sell and convey unto ALLEN N. McEACHERN, husband of grantor (herein called the grantee), an undivided one-half of the following described real property situate in Klamath County, Oregon, to-wit:

All that part of Lot 21, Subdivision of Block 125 of MILLS ADDITION to the City of Klamath Falls, Oregon, described as follows:

Beginning at the West corner of said Lot 21; thence Northeast along the Southerly line of Orchard Avenue, 42.5 feet to the angle in the street line; thence east along the street line 3.3 feet; thence to the right at an angle of 70 degrees 8' with the Southerly line of Orchard Avenue, 66.4 feet to the Southwesterly line of Lot 21; thence northwest along the lot line 79.5 feet more or less to the point of beginning;

NO CONSIDERATION: This deed is given to create an estate in the entirety

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining;

TO HAVE AND TO HOLD said undivided one-half of said real property unto the said grantee forever.

The above named grantor retains a like undivided one-half of said real property and it is the intent and purpose of this instrument to create and there hereby is created an estate in entirety between husband and wife as to said real property.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ None.

~~However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).~~

WITNESS grantor's hand this 4th day of September, 1970

Ruth Mildred McEachern

STATE OF OREGON, County of Klamath ss. September 14, 1970
Personally appeared the above named RUTH MILDRED McEACHERN, wife of grantee, who is known to me to be the spouse of the grantee in the above deed and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Devin O. Knapp
Notary Public for Oregon
My commission expires: 3-13-72

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

DEED
CREATING ESTATE IN ENTIRETY

RUTH MILDRED McEACHERN

TO

ALLEN N. McEACHERN

AFTER RECORDING RETURN TO

2430 Orchard
Klamath Falls, Oregon

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

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59

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 18th day of September, 1970, at 2:49 o'clock P.M., and recorded in book 8304 on page 8304. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

By *Phyllis Guttus* Deputy

11162

9134

Provided, however, that said applicant(s) named above do(es) by accepting the quitclaim, waive and release any and all claims said applicant(s) may have or claim to have against the United States arising from or occasioned by use of the land by said applicant(s), or his(their) successors in interest.

TO HAVE AND TO HOLD the above described premises unto themselves, their successors and assigns forever.

IN WITNESS WHEREOF, I have executed this instrument this 18th day of July, 1975.

THE UNITED STATES OF AMERICA

By M.A. Cature
Acting Regional Director
Mid-Pacific Region
Bureau of Reclamation
Department of the Interior

11163

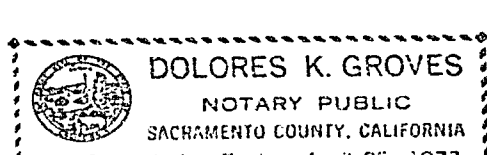
LS-1096a (Rev. 1/74)

9135

STATE OF CALIFORNIA }
 County of Sacramento } ss.

On this 18th day of July, 1975, before
 me, Dolores K. Groves, a Notary Public in and for
 the County and State aforesaid, personally appeared M. A.
Catano, Acting Regional Director of the United States
 Bureau of Reclamation, Mid-Pacific Region, known to me to be the
 person whose name is subscribed to the within instrument, and acknow-
 ledged that he executed the same on behalf of the United States.

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



Dolores K. Groves
 Notary Public in and for the County
 of Sacramento, State of California

(SEAL)

Pub. A. N. McEachern
2430 Chace
City

STATE OF OREGON, }
 County of Klamath }
 Filed for record at request of

A N MC EACHERN

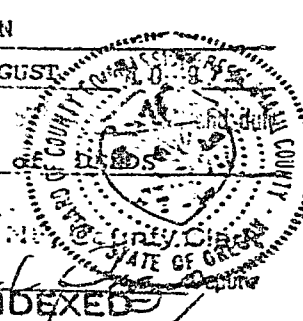
on this 6th day of AUGUSTat 11:25recorded in Vol. M 75Page 9133

Wm D. MILNE

By [Signature]Rec'd 9:00

INDEXED

D



KNOW ALL MEN BY THESE PRESENTS, That THEODORE R. HUGHEY, a single man,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto A. N. MCEACHERN, husband and wife, 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:

Lot 21, except the portion thereof conveyed by deed from R. C. Prudhomme and wife to Wm. T. Vale, recorded March 8, 1939 in Book 120, page 347, Deed Records of Klamath County, Oregon, and also except the portion thereof conveyed in deed from R. C. Prudhomme and wife to Duvall McKenny and Jessie McKenny, his wife, recorded April 22, 1940, in Book 128, page 519, Deed Records of Klamath County, all in Subdivision Plat of Block 125, Mills Addition to the city of Klamath Falls, Oregon, according to the duly recorded plat on file thereof.

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 350.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

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

In Witness Whereof, the grantor has executed this instrument this 22 day of October, 1976; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,
County of Klamath } ss.
October 22, 1976

Personally appeared the above named Theodore R. Hughey

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me, Notary Public for Oregon
My commission expires 4-15-80

STATE OF OREGON, County of } ss.
Personally appeared _____, 19____

_____ and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me: Notary Public for Oregon
My commission expires: (OFFICIAL SEAL)

Mr. Theodore R. Hughey
822 East Main Street
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. A. N. McEachern
2430 Orchard Street
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
Mr. and Mrs. A. N. McEachern
2430 Orchard Street
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Mr. and Mrs. A. N. McEachern
2430 Orchard Street
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

INDEXED

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 4th day of October, 1976, at 2:59 P.M., and recorded in book 126, page 17579 or as file number 2122. Record of Deeds of said county.

Witness my hand and seal of County of Klamath, Oregon.
WM. D. MILNE
Recording Officer
By _____ Deputy

fee \$3.00

KNOW ALL MEN BY THESE PRESENTS, That THEODORE R. HUGHEY, a single man,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto A. N. McEACHERN, 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:

Being all that portion of the strip of land contiguous to the northerly boundary of Lot 24 and the portion of Lot 21 described in the Grant Deed to Theodore R. Hughey and Elsie L. Hughey dated July 23, 1956, recorded in Book 288 at page 510 in the Klamath County records, shown on the map of Block 125, Mills Addition, City of Klamath Falls, filed May 1, 1926, and between the extensions of the easterly boundary line and the westerly boundary line of said Lot 24 and the portion of Lot 21 to the centerline of the strip of land described in that certain Correction Deed to the United States dated September 28, 1912, recorded in Book 38 at page 209, filed in the records of Klamath County, State of Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 350.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

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

In Witness Whereof, the grantor has executed this instrument this 22 day of October, 1976; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of KlamathOctober 22, 1976Personally appeared the above named
Theodore R. Hughey

and acknowledged the foregoing instrument to be his voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 4-15-80Mr. Theodore R. Hughey
822 East Main Street
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. A. N. McEachern
2430 Orchard Street
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

Mr. and Mrs. A. N. McEachern
2430 Orchard Street
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Mr. and Mrs. A. N. McEachern
2430 Orchard Street
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON, County of _____

Personally appeared _____

and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the _____ president and that the latter is the _____ secretary of _____

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

County of KlamathI certify that the within instrument was received for record on the 4th day of NOVEMBER, 1976, at 3:00 o'clock P.M., and recorded in book M 76 on page 17580 or as filed, reel number 21225

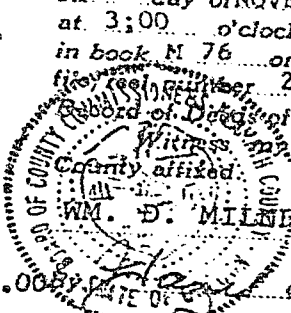
Record of Deeds of said county.

Witness my hand and seal of _____

Recording Officer
fee \$ 3.00

INDEXED

SPACE RESERVED FOR RECORDER'S USE



21395

BARGAIN AND SALE DEED

Vol. 70 Page 17852

11166

KNOW ALL MEN BY THESE PRESENTS, That ELLIE H. BLEVINS and DOLORES A. BLEVINS, husband and wife, - - -, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto A. N. MCEACHERN and RUTH MCEACHERN, husband and wife, - - -, 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:

Being all that portion of the strip of land lying contiguous to the northerly boundary of Lot 23, Block 125, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, shown on the map filed May 1, 1926, in the Klamath County Records, and between extensions of the easterly boundary line and the westerly boundary line of said Lot to the centerline to that strip of land described in that certain correction deed to the United States dated September 28, 1912, recorded in Book 38 at page 209, filed in the Records of Klamath County, state of Oregon.

(If space insufficient, continue description on reverse side)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$375.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

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

In Witness Whereof, the grantor has executed this instrument this 8 day of Nov, 1976; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County Klamath

Nov 8, 1976

Personally appeared the above named grantors and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

(SEAL)

Notary Public for Oregon

My commission expires: 4-15-80

STATE OF OREGON, County of

) ss.

Personally appeared

who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(SEAL)

Notary Public for Oregon

My commission expires:

Mr. and Mrs. E. H. Blevins
2441 Orchard Way
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. A. N. McEachern
2430 Orchard Street
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. A. N. McEachern
2430 Orchard Street
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Mr. and Mrs. A. N. McEachern
2430 Orchard Street
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

) ss.

County of Klamath

I certify that the within instrument was received for record on the 10th day of November, 1976, at 3:30 o'clock A.M., and recorded in book 176 on page 17852 or as file/record number 21395.

Record of Deeds of said county. Witness my hand and seal of County affixed.

WM. D. MILNE
Recording Officer
By [Signature] Deputy

SPACE RESERVED FOR RECORDER'S USE

INDEXED

FEE \$ 3.00

30111

11167

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of William M. Ganong the 15th day
of April A.D., 19 97 at 11:43 o'clock A. M., and duly recorded in Vol. M97
of Deeds on Page 11159

FEE \$70.00

Bernetha G. Letsch, County Clerk
by Kathleen Ross