

200 FEB 17 AM 11:34

AFTER RECORDING RETURN TO:
 Michael Ratliff
 Ratliff & Whitney-Smith
 905 Main Street, Suite 200
 Klamath Falls OR 97601

SEND TAX STATEMENTS TO:
 Jean S. Bailey, Trustee
 Jean S. Bailey Living Trust
 4046 Greensprings Drive
 Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS:
 Jean S. Bailey
 4046 Greensprings Drive
 Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS:
 Jean S. Bailey, Trustee
 Jean S. Bailey Living Trust
 UAD June 15, 1995
 4046 Greensprings Drive
 Klamath Falls, OR 97601

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.

MTC 1396-1628
BARGAIN AND SALE DEED

JEAN S. BAILEY, hereinafter called grantor, conveys to **JEAN S. BAILEY TRUSTEE, JEAN S. BAILEY LIVING TRUST UAD JUNE 15, 1995**, hereinafter called the grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

PARCEL 1:

Section 25, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, NE $\frac{1}{4}$ NW $\frac{1}{4}$ and the Northerly 100 feet of the NE $\frac{1}{4}$ that lays west of the Pacific Northwest Bell Co. Road.

(Tax Lot No. R-3612-00000-11000-0000)

PARCEL 2:

NW $\frac{1}{4}$ NW $\frac{1}{4}$, Section 25, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

(Tax Lot No. R-3612-00000-11100-000)

PARCELS 1 AND 2 ARE SUBJECT TO reservation of all geothermal rights set forth in Special Warranty Deed dated September 1, 1983, recorded September 7, 1983, in Volume M83, Page 15179 of the Deed Records of Klamath County, Oregon.

SUBJECT ALSO TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways;
2. Part of this property is within the boundaries of Spring Creek Irrigation Unit established by Klamath Indian Agency and is apparently now operated by the water users. It is, therefore, subject to such uses and obligations as now have been established by such users;
3. Reservations for State Highway, existing easements for public roads, highways, public utilities and for railroads, pipelines and any other public easements or rights of way of record, including the terms and provisions thereof, contained in deeds dated July 18, 1958, recorded July 23, 1958, in Volume 301, page 246, Records of Klamath County, Oregon, and dated September 10, 1958, recorded September 10, 1958 in Volume 303, page 303, Deed Records of Klamath County, Oregon;
4. Reservations, including the terms and provisions thereof, contained in Deeds dated July 18, 1958, recorded July 23, 1958, in Deed Volume 301, page 246, Records of Klamath County, Oregon;
5. Transmission Line Easement, including the terms and provisions thereof, to the United States of America, recorded September 27, 1965 in Volume M65, page 2005, which provided for the Portland General Electric Company to have the right to use the easement provided for therein for access to and from its adjacent transmission line right of way;

61° M

6. An access road easement created by instrument, including the terms and provisions thereof, dated June 20, 1967, recorded June 21, 1967, in Volume M67, page 4669, Records of Klamath County, Oregon, in favor of Pacific Northwest Bell Telephone Company;
7. Mineral reservations, including the terms and provisions set forth in Deed from Dallas G. Givans, et ux, to Rena Ross and Jerry Lee Stephens, recorded November 10, 1964, in Deed Volume 357, page 397, Records of Klamath County, Oregon;
8. Right of way easement, including the terms and provisions thereof, recorded in Volume M70, page 5064, Microfilm Records of Klamath County, Oregon, from Edwin Rezendes and Rosa Rezendes, to the Pacific Power & Light Co., over and across the N $\frac{1}{2}$ E $\frac{1}{2}$ NW $\frac{1}{4}$, W $\frac{1}{2}$ E $\frac{1}{2}$, of Section 24 and the N $\frac{1}{2}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$ and the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 25, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 3:

The E $\frac{1}{2}$ E $\frac{1}{2}$ NW $\frac{1}{4}$ and the N $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 18, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO: Reservations and restrictions of record; rights of way and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

(Tax Lot No. R-3512-00000-02200-000)

PARCEL 4:

The E $\frac{1}{2}$ E $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 18, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO: Reservations and restrictions of record; rights of way and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

(Tax Lot No. R-3512-00000-02500-000)

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 the whole consideration.

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.

IN WITNESS WHEREOF, the grantor has executed this instrument this 9 day of February, 2000; 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.

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.

Jean S. Bailey
Jean S. Bailey
Subscribed by:

Mrs Eleanor Sukraw
Witness

Ann M. Wolfkill

Mildred C. Luft
Witness

Jean S. Bailey by her mark and
Thumbprint

STATE OF OREGON; County of Klamath) ss.

BEFORE ME, KAY HEATH, a Notary Public in and for said county and state on the 9 day of February, 2000, personally appeared JEAN S. BAILEY, to me known to be the identical person who executed the within and foregoing instrument by her mark in my presence and in the presence of ANN M. WOLF SKILL, who specifically wrote the name of the signer, and Eleanor Sukraw + Mildred C. Luft witnesses, and acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL the day and year last above written.



Kay Heath
NOTARY PUBLIC FOR OREGON
My Commission expires: 5-18-2002

STATE OF OREGON

)

) ss.

AFFIDAVIT OF WITNESS

County of Klamath

)

I, Eleanor Sukraw, being first duly sworn, depose and say:

That I am a resident of the County of Klamath, State of Oregon.

That I personally know Jean S. Bailey, of 4046 Greensprings Drive, Klamath Falls, Oregon.

That on the 9 day of February, 2000, I witnessed **Jean S. Bailey** place her mark as signator on a Bargain and Sale Deed wherein **Jean S. Bailey** is grantor, and **Jean S. Bailey, Trustee, Jean S. Bailey Living Trust UAD June 15, 1995**, is grantee, conveying the following property, to-wit:

PARCEL 1:

Section 25, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, NE $\frac{1}{4}$ NW $\frac{1}{4}$ and the Northerly 100 feet of the NE $\frac{1}{4}$ that lays west of the Pacific Northwest Bell Co. Road.

(Tax Lot No. R-3612-00000-11000-0000)

PARCEL 2:

NW $\frac{1}{4}$ NW $\frac{1}{4}$, Section 25, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

(Tax Lot No. R-3612-00000-11100-000)

PARCELS 1 AND 2 ARE SUBJECT TO reservation of all geothermal rights set forth in Special Warranty Deed dated September 1, 1983, recorded September 7, 1983, in Volume M83, Page 15179 of the Deed Records of Klamath County, Oregon.

SUBJECT ALSO TO:

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- of way of record, including the terms and provisions thereof, contained in deeds dated July 18, 1958, recorded July 23, 1958, in Volume 301, page 246, Records of Klamath County, Oregon, and dated September 10, 1958, recorded September 10, 1958 in Volume 303, page 303, Deed Records of Klamath County, Oregon;
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 6. An access road easement created by instrument, including the terms and provisions thereof, dated June 20, 1967, recorded June 21, 1967, in Volume M67, page 4669, Records of Klamath County, Oregon, in favor of Pacific Northwest Bell Telephone Company;
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 8. Right of way easement, including the terms and provisions thereof, recorded in Volume M70, page 5064, Microfilm Records of Klamath County, Oregon, from Edwin Rezendes and Rosa Rezendes, to the Pacific Power & Light Co., over and across the N $\frac{1}{2}$ NW $\frac{1}{4}$, W $\frac{1}{2}$ E $\frac{1}{2}$, of Section 24 and the N $\frac{1}{2}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$ and the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 25, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

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(Tax Lot No. R-3512-00000-02200-000)

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(Tax Lot No. R-3512-00000-02500-000)

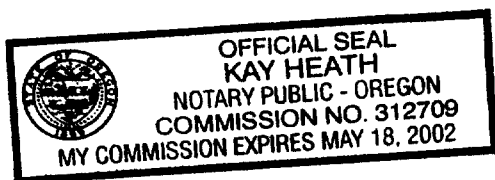
Further the affiant sayeth not.

DATED this 9 day of February, 2000.

Mrs. Eleanor Sukraw
Witness

SUBSCRIBED AND SWORN TO BEFORE ME this 9 day of February, 2000, by ~~Feb.~~ Eleanor Sukraw

Kay Heath
NOTARY PUBLIC FOR OREGON
My Commission expires: 5-18-2002



STATE OF OREGON

)

) ss.

AFFIDAVIT OF WITNESS

County of Klamath

)

I, Mildred C. Luft, being first duly sworn, depose and say:

That I am a resident of the County of Klamath, State of Oregon.

That I personally know Jean S. Bailey, of 4046 Greensprings Drive, Klamath Falls, Oregon.

That on the 9th day of February, 2000, I witnessed **Jean S. Bailey** place her mark as signator on a Bargain and Sale Deed wherein **Jean S. Bailey** is grantor, and **Jean S. Bailey, Trustee, Jean S. Bailey Living Trust UAD June 15, 1995**, is grantee, conveying the following property, to-wit:

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(Tax Lot No. R-3512-00000-02500-000)

Further the affiant sayeth not.

DATED this 9th day of February, 2000.

Mildred C. Luft
Witness

SUBSCRIBED AND SWORN TO BEFORE ME this 9 day of February, 2000, by _

~~Feb~~ Mildred C. Luft.

Kay Heath
NOTARY PUBLIC FOR OREGON
My Commission expires: 5-18-2002



State of Oregon, County of Klamath
Recorded 2/17/00, at 11:34 a.m.
In Vol. M00 Page 5100
Linda Smith,
County Clerk Fee\$ 61⁰⁰