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AFTER RECORDING, RETURN TO:

William M. Ganong
Attorney at Law
514 Walnut Avenue
Klamath Falls OR 97601

SEND TAX STATEMENTS TO:

Steven M. Carson, Trustee
JoAnne Carson, Trustee
13967 Hill Road
Klamath Falls OR 97603

Vol M05 Page 02307

State of Oregon, County of Klamath

Recorded 01/12/2005 8:49a m

Vol M05 Pg 02307-10

Linda Smith, County Clerk

Fee \$ 36⁰⁰ # of Pgs 4

BARGAIN AND SALE DEED

Steven M. Carson, also known as Steve Carson and Steven Mac Carson, and Henrietta JoAnne Carson, also known as JoAnne Carson, husband and wife, Grantors, convey unto Steven M. Carson and JoAnne Carson, as Trustees of the Steve and JoAnne Carson Trust, uda January 7, 2005, and their successor in Trust, Grantees, their interest in the real property located in Klamath County, Oregon, which is more particularly described as follows:

Parcel No. 1:

A tract of land situated in Tracts 13 and 14 of Altamont Ranch Tracts; according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and a portion of vacated Bristol Avenue, being in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the south line of said Tract 14, from which the southeast corner of said Tract 14 bears N 89° 37' 34" East 500.00 feet; thence S 89° 37' 34" W 697.55 feet to a point on the Easterly right of way line of Washburn Way (said right of way as shown on recorded Survey No. 4918); thence N 03° 06' 50" W, along said right of way, 144.05 feet; thence N 34° 36' 07" E 657.36 feet to a point on the southerly right of way line of Bristol Avenue; thence along the right of way of Bristol Avenue, along the arc of a curve to the left (radius point bears N 28° 55' 20" E 240.00 feet and central angle equals 28° 57' 18") 121.29 feet, N 00° 01' 48" W 10.00 feet, and N 89° 58' 02" E 160.55 feet; thence S 00° 04' 41" E 660.57 feet to the point of beginning, with bearings based on the recorded survey of Property Line Adjustment No. 2-96.

Klamath County Assessor's Account No. R-3909-010CC-00200-000

Parcel No. 2:

A tract of land situated in Tracts 13 and 14 of Altamont Ranch Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and a portion of vacated Bristol Avenue, being in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the easterly right of way line of Washburn Way (said right of way as shown on recorded Survey No. 4918) from which the southeast corner of said Tract 14 bears S 00° 06' 50" E 144.05 feet and N 89° 37' 34" E 1197.55 feet; thence N 03° 06' 50" W, along said Easterly right of way line, 521.63 feet to the intersection with the center line of Vacated Bristol Avenue; thence N 89° 58' 02" E 404.17 feet; thence S 34° 36' 07" W 657.36 feet to the point of beginning, with bearings based on the recorded survey of said Property Line Adjustment No. 2-96.

Klamath County Assessor's Account No. R-3909-010CC-00202-000

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Parcel No. 3:

02308

All that portion of the West one-half of Lot 12, ALTAMONT RANCH TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, lying Easterly of the 60 foot wide right of way described as Parcel One in Deed to Klamath County, dated September 20, 1990, recorded January 11, 1991 in Volume M 91, Page 745, Deed Records of Klamath County, Oregon.

Klamath County Assessor's Account No. R-3909-010CB-01200-000

Parcel No. 4: Lot 9, Block 31, HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Assessor's Account No. R-3809-029AD-01600-000

Parcel No. 5:

PARCEL 1:

Lot 1 of Block 31, TOWN OF MERRILL, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

A portion of the vacated alley in Block 31 of the TOWN OF MERRILL, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of Lot 8 of Block 31 of the Town of Merrill, Oregon; thence South on the East line of Lots 8 and 7 of said Block 31 a distance of 93.75 feet more or less to the center of the East line of said Lot 7; thence East 8 feet to the center of the vacated alley in said Block 31; thence North along the center line of said vacated alley to the North line of said Block 31; thence West 8 feet more or less to the point of beginning.

PARCEL 3

That portion of Lot 2, Block 31 in TOWN OF MERRILL, a platted portion of Klamath County, Oregon, and the Easterly half of the vacated alley lying Westerly thereof, lying Northerly from the following described boundary line:

Beginning at a point on the West boundary of Lot 2, Block 31, Town of Merrill, from which the Southwest corner of Lot 4 of said Block 31 bears South 0 degrees 25' East 149.05 feet distant; thence East parallel to the South boundary of said Lot 2 of Block 31, 115.75 feet to an iron pin on the East boundary of said Lot 2 of Block 31.

Klamath County Assessor's Account No. R-4110-001CC-06400-000

Parcel No. 6:

02309

A tract of land situated in the SE1/4 of SE1/4 of Section 8, Township 40 South, Range 10, East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a 1/2 inch iron pin south 0 degrees 30" East 1,341.15 feet and South 89 degrees 59' 30" West 990.00 feet from a 1/2 inch iron pipe found in a mound of rocks for East quarter corner of Section 8, thence South 0 degrees 30' East 670.85 feet to a 1/2 inch iron pin; thence South 89 degrees 58' 30" West 311.00 feet to an iron pin, at the East line of County Road; thence North 0 degrees 30' West 670.95 feet along said road to a 1/2 inch iron pin; thence North 89 degrees 59' 30" East 310.0 feet to the point of beginning.

Klamath County Assessor's Account No. R-4010-00800-01500-000

Parcel No. 7:

A portion of the SE1/4 SE1/4 Section 8, Township 40 South, Range 10 East of the Willamette Meridian, described as follows:

Beginning at a 1/2" iron pin which is South 0° 30', 1341.15 feet and South 89° 59' 30" West 330.00 feet from a 1/2" iron pipe found in a mound of rocks for Northeast corner of SE1/4 of Section 8, (E1/4 Sec.8) to the true point of beginning; thence South 0° 30' East 670.67 feet to a 1/2" iron pin; thence South 89° 58' 30" West 330.00 feet to a 1/2" iron pin; thence North 0° 30' West 670.67 feet to a 1/2" iron pin; thence North 89° 59' 30" East 330.00 feet to the point of beginning.

Klamath County Assessor's Account No. R-4010-00800-01900-000

Parcel No. 8:

02310

A tract of land situated in the NW¼ SW¼ of Section 10, Township 39 South, Range 9 E.W.M. and being a portion of Tract 12, Supplemental Plat of Altamont Ranch Tracts and being more particularly described as follows:

Beginning at an iron pin which bears N. 88° 55' 18" W a distance of 1238.72 feet and S 0° 06' 00" E a distance of 60.0 feet from the northeast corner of said Tract 12, Altamont Ranch Tracts, said point also being the northeast corner of parcel described as Parcel 2 in deed to Klamath County, recorded in Volume M91 page 745, Deed records of Klamath County, Oregon; thence S 88° 55' 18" E a distance of 149.99 feet to an iron pin; thence along the arc of a 110 foot radius curve to the right a distance of 131.13 feet to an iron pin; thence S 35° 28' 03" E a distance of 154.53 feet to an iron pin; thence along the arc of a 240 foot radius curve to the left a distance 70.82 feet to a point on the north right of way line of Bristol Avenue; thence along said right of way line S 89° 56' W a distance of 376.25 feet to an iron pin marking the southeast corner of said Parcel 2 described above; thence N 0° 10' 50" E along the east line of said parcel a distance of 225.13 feet to the point of beginning, including the manufactured structure located thereon, Serial Number 11817032, Klamath County Tax Property ID No. M873390.

Klamath County Assessor's Account No. R-3909-010CB-01202-000

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 7 day of January, 2005

Steven M. Carson
Steven M. Carson, aka Steve Carson and
Steven Mac Carson

Henrietta JoAnne Carson
Henrietta JoAnne Carson, aka JoAnne
Carson

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on January 7, 2005 by Steven M. Carson, aka Steve Carson and Steven Mac Carson, and Henrietta JoAnne Carson, aka JoAnne Carson.

Wendy Young
Notary Public for Oregon
My Commission Expires: 8-31-2007

