

MT-1396-7129

AFTER RECORDING RETURN TO:

**FELICISIMO & GERTRUDE VISICO**  
**345 ATLANTIC DRIVE**  
**RIO VISTA, CA 94571**

GRANTOR'S NAME AND ADDRESS:

Jean S. Bailey, Trustee  
Jean S. Bailey Living Trust  
UAD June 15, 1995  
4046 Greensprings Drive  
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

**Felicisimo E. & Gertrude S. Visico**  
**345 ATLANTIC DRIVE**  
**RIO VISTA, CA 94571**

GRANTEE'S NAME AND ADDRESS:

**Felicisimo E. Visico and**  
**Gertrude S. Visico**  
**345 Atlantic Drive**  
**Rio Vista, CA 94571**

**M05-68595**

Klamath County, Oregon

11/08/2005 02:42:06 PM

Pages 4 Fee: \$36.00

**BARGAIN AND SALE DEED**

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

The North half of the Southeast quarter and the South half of the Northeast quarter of Section 19, Township 35 South, Range 12 East of the Willamette Meridian in the County of Klamath and State of Oregon.

SUBJECT, HOWEVER, to the following:

1. 1979-1980 taxes, a lien in an amount to be determined, but not yet payable.
2. The rights of the public in and to that portion of the above property lying within the limits of public roadways.
3. Reservations and restrictions as contained in Deed of Tribal Property recorded in Volume 353, Page 611, Klamath County Deed Records stated as follows:

"Sale subject to 60-foot right of way for Indian Service Road No. S-55, approved by M. M. Zollar, Superintendent, Klamath Agency, Oregon, pursuant to the provisions of the Act of February 5, 1948 (62 Stat. U.S.C. 323-328); Public Law 587, August 13, 1954 (68 Stat. 772, Section 17); and Departmental Regulations (25 CFR 161, 22 FR 248), and subject to prior valid existing right or adverse claim.

Title to the above-described property is conveyed subject to all other existing easements for public roads and highways, for public utilities, and for railroads and pipe lines and for any other easements or right of way of record; and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States, with the rights of the United States to maintain, operate or improve the same so long as needed or used for or by the United States (Dept. Instr., January 13, 1916, 44 L. D. 513)."

4. Reservations of all subsurface rights, as contained in Document recorded April 3, 1979, in volume M79, Page 7227, Klamath County Microfilm Records.

5. Reservation by grantor of a 60 foot wide non-exclusive meandering roadway easement access to the county road through the South half of the southeast quarter for mining, timbering and agriculture and all other roadway purposes.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$36,000.00.

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.

9 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.

Mildred C. Luft  
Witness  
Mildred C. Luft  
Witness

Jean S. Bailey  
Jean S. Bailey  
Subscribed by:

Ann M. Wolfkill

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. Wolfkill, who specifically wrote the name of the signer, and Mildred C. Luft as 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, Mildred C. Leff, 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<sup>th</sup> day of February, 2000, I witnessed **Jean S. Bailey, as trustee of the Jean S. Bailey Living Trust UAD June 15, 1995**, place her mark as signator on a Bargain and Sale Deed wherein **Jean S. Bailey, Trustee, Jean S. Bailey Living Trust UAD June 15, 1995**, is grantor, and **Felicisimo E. Visico and Gertrudes S. Visico** are grantees, conveying the following property, to-wit:

The North half of the Southeast quarter and the South half of the Northeast quarter of Section 19, Township 35 South, Range 12 East of the Willamette Meridian in the County of Klamath and State of Oregon.

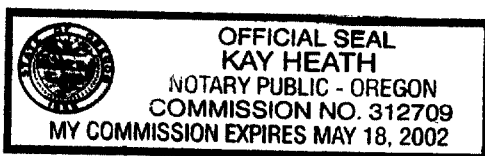
Further the affiant sayeth not.

DATED this 9 day of February, 2000.

Mildred C. Leff  
Witness

SUBSCRIBED AND SWORN TO BEFORE ME this 9 day of February, 2000, by Mildred C. Leff.

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, as trustee of the Jean S. Bailey Living Trust UAD June 15, 1995**, place her mark as signator on a Bargain and Sale Deed wherein **Jean S. Bailey, Trustee, Jean S. Bailey Living Trust UAD June 15, 1995**, is grantor, and **Felicisimo E. Visico and Gertrude S. Visico** are grantees, conveying the following property, to-wit:

The North half of the Southeast quarter and the South half of the Northeast quarter of Section 19, Township 35 South, Range 12 East of the Willamette Meridian in the County of Klamath and State of Oregon.

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 Eleanor Sukraw.

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

