

EA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



MTC-1396-7200

M05-71453

Klamath County, Oregon

12/20/2005 02:42:09 PM

Pages 3 Fee: \$31.00

Grantor's Name and Address

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Surroz Family Living Trust

P. O. Box 89

Visalia, California 93279

Until requested otherwise, send all tax statements to (Name, Address, Zip):

same as above

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that FRANK V. SURROZ JR AND CONNIE J. SURROZ, husband and wife

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto TRUSTEES OF THE SURROZ FAMILY LIVING TRUST, 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 Klamath County, State of Oregon, described as follows, to-wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

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.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ estate planning. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration. (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

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 on December 19, 2005; if grantor is a corporation, 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.

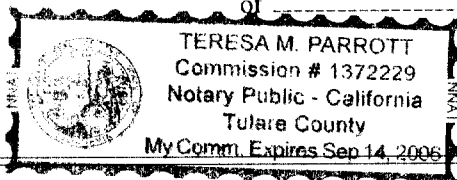
Frank V. Surroz Jr

Connie J. Surroz

STATE OF California, County of Tulare ss.

This instrument was acknowledged before me on December 19, 2005, by Frank V. Surroz jr and Connie J. Surroz

This instrument was acknowledged before me on Dec 19, 2005, by Frank V. Surroz Jr and Connie J. Surroz as _____ of _____



Teresa M. Parrott
Notary Public for California
My commission expires Sept 14, 2006

31.00

PARCEL 1:

Lots 10 and 12; Lot 13, LESS the Southerly 25 feet thereof; and all that portion of vacated Marina Drive adjacent to said Lot 13 described as follows:

Beginning at point on the Westerly line of said Lot 13 which is 25 feet Northerly from the Southwest corner thereof; thence Northerly along the Westerly line of said Lot 13 to a point 10 feet Southerly from the Northwest corner thereof; thence South 80° 00' West a distance of 30.0 feet to a point; thence Southeasterly in a straight line to the point of beginning; all being in Marina Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No:	3808-023DC-01600-000	Key No:	422322
Tax Account No:	3808-023DC-00200-000	Key No:	422297
Tax Account No:	3808-023DC-00300-000	Key No:	422288

PARCEL 2:

Lot 13 of MARINA PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH that portion of vacated Marina Drive which inured thereto.

EXCEPTING THEREFROM that portion conveyed by instrument dated May 26, 1978 and recorded February 9, 1981 in Volume M81 at page 1995, Microfilm Records of Klamath County, Oregon, more particularly described as follows:

Lot 13, less the Southerly 25 feet thereof, and all that portion of vacated Marina Drive adjacent to said Lot 13, described as follows: Beginning at a point on the Westerly line of said Lot 13 which is 25 feet Northerly from the Southwest corner thereof; thence Northerly along the Westerly line of said Lot 13 to a point 10 feet Southerly from the Northwest corner thereof; thence South 80° 00' West a distance of 30.0 feet to a point; thence Southeasterly in a straight line to the point of beginning, all being in Marina Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No:	3808-023DC-00400-000	Key No:	422279
-----------------	----------------------	---------	--------

PARCEL 3:

A parcel of land situate in the West half of Section 27, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the NW1/4 corner of Section 27, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence South along the West Section line 442.3 feet; thence East 660 feet; thence Southerly along a line which is parallel to and 660 feet East of said West line 2210.63 feet to the East-West center line of said Section; thence West along said centerline 133.3 feet; thence South parallel to the West Section line 1320 feet to the South line of the NW1/4 of the SW1/4; thence East along the South line of the NW1/4 of the SW1/4, 132 feet; thence South parallel to the West section 660 feet to the North line of the S1/2 of the SW1/4 of the SW1/4; thence East along the North line of the S1/2 of the SW1/4 of the SW1/4, 660 feet to the East line of the W1/2 of the W1/2 of said Section; thence North along the East line of the W1/2 of the W1/2 to the North line of said Section; thence West along the said North line to the point of beginning.

Account No.: 3507-02700-00200-000

Key No.: 248752

PARCEL 4:

S 1/2 SW 1/4 SW 1/4 of Section 22, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Account No: 3507-00000-00400-000

Key No.: 219392

PARCEL 5:

Lots 4, 5 and 8 in Block 6 of HOT SPRINGS SECOND 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, each lot TOGETHER WITH that portion of vacated alley that inured thereto by Ordinance recorded July 24, 1981 in volume M81, page 13232 Microfilm Records of Klamath County, Oregon, and re-recorded August 11, 1981 in Volume M 81, page 14193 Microfilm Records of Klamath County, Oregon.

Account No: 3809-028CC-09800-000

Key No: 372019

Account No: 3809-028CC-09900-000

Key No: 372028

Account No: 3809-028CC-10100-000

Key No: 372046