

ESC

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

MTC13910 - 84407

Grantor's Name and Address

Grantee's Name and Address

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

James Machado

P. O. Box 352

Chiloquin, OR 97624

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

no change

2007-001821

Klamath County, Oregon



00014228200700018210030032

02/01/2007 03:31:02 PM

Fee: \$31.00

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that James M. Machado and J. Ranell Machado, Husband and wife, as to a 1/2 interest and Leroy A. Buller, trustee of Testamentary Trust B ** hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto James M. Machado and J. Ranell Machado, Husband and wife as to an undivided 1/2 interest and *** 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 _____ County, State of Oregon, described as follows, to-wit:

**established under the will of Verna M. Buller, as to a 1/2 interest

***Leroy A. Buller, trustee of Testamentary Trust B established under the will of Verna M. Buller, as to an undivided 1/2 interest

See attached Legal Description

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 \$ 1.00. ^① 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. ^① (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 2006; 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.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES 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, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

James M. Machado
James M. Machado

J. Ranell Machado
J. Ranell Machado

Leroy A. Buller
Leroy A. Buller, Trustee

STATE OF OREGON, County of Klamath) ss.

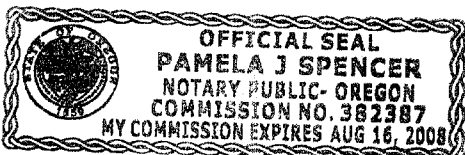
This instrument was acknowledged before me on December 19 2006, by James M. Machado and J. Ranell Machado

This instrument was acknowledged before me on _____,

by _____,

as _____,

of _____.



Pamela J. Spencer
Notary Public for Oregon

My commission expires 8/16/2008

31.00

This is an acknowledgement for the Bargain
and Sale Deed.

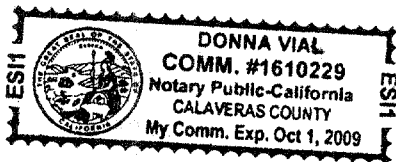
STATE OF California, COUNTY OF Calaveras,

This instrument was acknowledged before me on Jan 5, 2006 7
By Leroy A. Buller as Trustee of Testamentary Trust B established under the will of
Verna M. Buller.

Donna Vial
Notary Public

State of California

My Commission expires: 10/1/09



LEGAL DESCRIPTION

A Tract of land situated in the NE1/4 SE1/4 of Section 4, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the East ¼ corner of Section 4, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence South 05° 16' 30" East 169.52 feet to a 5/8" iron pin on the Westerly right of way line of Highway No. 97; thence South 09°46' 38" West along said right of way line 284.86 feet; thence North 89° 04' West parallel to the North line of said NE1/4 SE1/4 600 feet, more or less to the center thread of Spring Creek; thence Northwesterly along said center thread of Spring Creek to a point that bears North 89° 04' West from the point of beginning; thence South 89°04 East 780 feet more or less to the point of beginning, with bearings based on recorded Survey No. 2480.

EXCEPTING THEREFROM A Tract of land situated in the NE1/4 SE1/4 of Section 4, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the westerly right of way line of Highway 97, from which the East ¼ corner of said Section 4 bears North 09° 46' 38" East 82.45 feet and North 05° 16' 30" West 169.52 feet; thence South 09° 46' 38" West, along said right of way line, 202.41 feet; thence North 89° 04' West, parallel to the North line of said NE1/4 SE1/4 600 feet, more or less to the center thread of Spring Creek; thence Northwesterly along said center thread of Spring Creek to a point that bears North 89° 04' West from the point of beginning; thence South 89°04 East 880 feet more or less to the point of beginning, with bearings based on recorded Survey No. 2459.

3407-004DA-00300