

2007-018348

Klamath County, Oregon



10/24/2007 01:51:10 PM

Fee: \$31.00

THIS SPACE RESER'

After recording return to:
Ralph Warren Peever
P. O. Box 1187
Chiloquin, OR 97624

Until a change is requested all
tax statements shall be sent to
the following address:
Ralph Warren Peever,
Revocable Living Trust U.A.D. October 23, 2007
P.O. Box 1187
Chiloquin, OR 97624

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That RALPH W. PEEVER, hereinafter called the grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto THE RALPH PEEVER REVOCABLE LIVING TRUST U.A.D. OCTOBER 23, 2007, hereinafter called grantee and 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 in the real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

SEE "EXHIBIT A" attached.

SUBJECT TO: Those easements of record and those apparent on the land, including:

1. An easement created by instrument, including the terms and provisions thereof: Dated: May 26, 1967; Recorded: June 2, 1967; Book: M-67 Page 4143; In Favor of: Pacific Power & Light Company, a corporation; For: Electric transmission and distribution line

Note 1: The manufactured home located on the subject property has been exempted from DMV registry pursuant to ORS 820.510 as disclosed by document recorded on May 14, 1998 in Book M-98 at Page 16438 records of Klamath County, Oregon.

The above was re-recorded May 20, 1998; Book M-98; Page 17254

2. Trust Deed, including the terms and provisions thereof:
Dated: February 21, 2002; Recorded: February 22, 2002
Book: M-02; Page: 10840; Grantor: Ralph Warren Peever
Trustee: Aspen Title & Escrow
Beneficiary: Washington Mutual Bank, and its successors and assigns
Amount: \$45,200.00

1 Bargain and Sale Deed

Loan No.: 0024640245


To Have and to Hold the same unto the said 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 and other valuable consideration.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provision hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 23 day of October, 2007; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board if 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 TO VERIFY APPROVED USES.

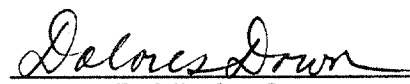

Ralph Warren Peever

STATE OF OREGON)
) ss
County of Klamath)

Dated: October 23, 2007

Personally appeared Ralph Warren Peever who, being duly sworn acknowledged said instrument to be his voluntary act and deed.

Before me:


Notary Public for Oregon
My commission expires:

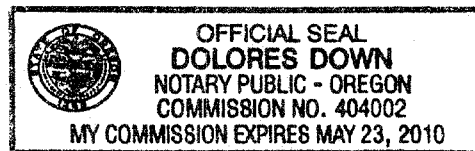


Exhibit A

PARCEL 1:

A parcel of land situated in the NE 1/4 Section 17, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at the point of intersection of the Northerly line of Government Lot 7 of said Section 17 and the Northwestern right of way line of the Williamson River-Chiloquin State Highway; thence South 35° 29' 10" West along said Northwestern right of way line of said State Highway, 150.00 feet to the point of beginning of this description; thence South 35° 29' 10" West continuing along above mentioned right of way line 200.00 feet; thence South 89° 23' 16" West leaving said Northwestern right of way line of said State Highway, 269.56 feet; thence North 35° 20' 10" East, 200.00 feet; thence North 89° 23' 16" East 269.56 feet to the point of beginning.

PARCEL 2:

A parcel of land situated in Government Lot 7, Section 17, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Commencing at the point of intersection of the North line of said Government Lot 7 with the Northwestern right of way line of the Williamson River-Chiloquin State Highway; thence South 35° 29' 10" West on said right of way line, 150.00 feet; thence South 89° 23' 14" West, 269.56 feet to the point of beginning of this description; thence South 35° 29' 10" West 200.00 feet; thence South 89° 23' 14" West, 100.00 feet; thence North 23° 23' 19" East 98.14 feet; thence North 46° 40' 24" East 106.05 feet; thence North 89° 23' 14" East, 100.00 feet to the point of beginning.