

Returned @ Counter

2007-019191

Klamath County, Oregon

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: Jim J. Mieloszyk and Karyn M. Mieloszyk 135 Ridge Crest Drive Klamath Falls, OR 97603
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11/09/2007 08:56:32 AM

Fee: \$26.00

-BARGAIN AND SALE DEED-

Karyn Mieloszyk and Jim Mieloszyk, Wife and Husband, Grantors, conveys to Jim J. Mieloszyk and Karyn M. Mieloszyk, Trustees of the Mieloszyk Family Trust, Grantees, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

See Exhibit A attached hereto and made a part hereof

The true and actual consideration for this transfer is an Estate Plan.

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

DATED this 6 day of November, 2007.

Karyn M. Mieloszyk
Karyn M. Mieloszyk

Jim J. Mieloszyk
Jim J. Mieloszyk

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 6th day of NOVEMBER, 2007, the above-named Karyn Mieloszyk and Jim Mieloszyk, Wife and Husband and acknowledged the foregoing instrument to be their voluntary act.



Karen A. Baker
Notary Public for Oregon
My Commission expires: 9-20-09

LEGAL DESCRIPTION:

PARCEL A

A parcel of land situated in the N $\frac{1}{2}$ of the S $\frac{1}{2}$ of Section 33, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying Westerly of Old Fort Road and being more particularly described as follows:

Beginning at a point where the South boundary line of the N $\frac{1}{2}$ of the S $\frac{1}{2}$ of Section 33, Township 37 South, Range 9 East of the Willamette Meridian intersects the Westerly boundary line of Old Fort Road, thence Northerly along said Westerly boundary line of Old Fort Road, 820.42 feet, more or less, to the true point of beginning, said point being the Northeast corner of that property conveyed to Lawrence S. Ruiz, et ux, by instrument recorded November 20, 1981 in Volume M81, page 20253, Microfilm Records of Klamath County, Oregon; thence Westerly along the North line of said Ruiz Tract, 1836.26 feet; thence North 662.22 feet, more or less to the North line of the N $\frac{1}{2}$ of the S $\frac{1}{2}$ of said Section 33; thence East 1411.04 feet, more or less to the Westerly boundary line of Old Fort Road; thence South along said Westerly line 762.40 feet, more or less to the point of beginning. Bearings based on Minor Partition No. 81-60 as filed in the Klamath County Engineer's Office.