

2008-000614

Klamath County, Oregon



01/15/2008 09:20:39 AM

Fee: \$26.00

Send tax statements to:

Same as current.

After recording, return to:

B & J/Barrister's Aide for
Kearney & Kearney, P.C
Attorneys at Law
260 Country Club Rd., #210
Eugene, OR 97401

BARGAIN AND SALE DEED

(Statutory Form)

HARRY L. HEIN and BETTY L. HEIN, H & W, Grantor, conveys to HARRY L. HEIN, RONALD LeROY HEIN and LORRAINE LYNETTE MELLER or their successors in interest, as Co-Trustees of the HEIN JOINT TRUST (a revocable grantor type trust without set expiration date) dated January 10, 2008, Grantee, all of the Grantor's interest in the following described real property situated in Klamath County, Oregon: See Exhibit "A" attached hereto and incorporated herein.

The true consideration for this conveyance is zero.

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 AND 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 10 day of January, 2008.

HARRY L. HEIN

BETTY L. HEIN

STATE OF OREGON)
: ss.

County of Lane)

Personally appeared before me this 10th day of January, 2008, the above, HARRY L. HEIN and BETTY L. HEIN, and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for OREGON
My Commission Expires: 4-12-11

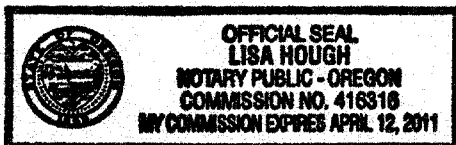


Exhibit "A"

Lot #2: E $\frac{1}{2}$ S $\frac{1}{2}$ N $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 8, TWP25S, R8E, W.M. Five acres m or l. Subject to a twenty foot (20 ft.) wide easement for power utility use. Subject to reservations and restrictions of record. Subject to twenty foot (20 ft.) wide easement on West boundary for mutual roadway and all other roadway purposes.

AND

Lot #4: E $\frac{1}{2}$ S $\frac{1}{2}$ N $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 8, TWP25S, R8E, W.M. Five acres m or l. Subject to a thirty foot (30 ft.) wide easement parallel and along West boundary for mutual roadway and all other roadway purposes. Subject to a twenty foot (20 ft.) wide easement for power utility use. Subject to reservations and restrictions of record.

Unofficial
Copy