

MT81327-TM

Perry O. Parmelee

THIS SPA

2008-000853

Klamath County, Oregon



00038816200800008530030032

01/18/2008 03:28:24 PM

Fee: \$31.00

Grantor's Name and Address

Perry Parmelee

10415 Wildwood Lane

Klamath Falls, OR 97603

Grantee's Name and Address

After recording return to:

Perry Parmelee

10415 Wildwood Lane

Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:

Perry Parmelee

10415 Wildwood Lane

Klamath Falls, OR 97603

Escrow No. MT81327-TM
BSD

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That Perry O. Parmelee, Francine M. Parmelee, David S. MacIvor and James R. Parmelee, each as to an undivided 1/4 interest, as tenants in common, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Perry O. Parmelee, Jr.; Francine M. Parmelee, and James R. Parmelee, each as to an undivided 1/3 interest, 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 anyway appertaining, situated in the County of **Klamath**, State of Oregon, described as follows, to wit:

****as tenants in common**

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

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 **\$0.00**.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

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.

3/ALT

In Witness Whereof, the grantor has executed this instrument this 17 day of January, 2008; if a corporate grantor, 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.

Perry O. Parmelee
Perry O. Parmelee

Francine M. Parmelee
Francine M. Parmelee

David S. MacIvor
David S. MacIvor

James R. Parmelee
James R. Parmelee

State of Oregon
County of Klamath

This instrument was acknowledged before me on January 17, 2008 by Perry O. Parmelee, Francine M. Parmelee, David S. MacIvor and James R. Parmelee.

Lisa Weatherby
(Notary Public for Oregon)



My commission expires 11/20/2011

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at a point due South and 292.4 feet a distance from the one-quarter corner on the West boundary of Section 7, Township 39 South, Range 10 East of the Willamette Meridian; thence South 74° 55' East 549 feet more or less to the West line of irrigation ditch; thence following said West line South 39° 45' East 264 feet; thence South 21° 45' West 106.5 feet more or less to the North line of property deeded to John Short by deed recorded in Volume 152, page 119 Deed Records of Klamath County, Oregon; thence Northwesterly parallel to the North line of the right of way of the OC & E Railway to the Easterly line of property conveyed to Pacific Fruit & Produce Co. by deed recorded in Volume 136 page 505 said deed records; thence Northerly along said East line 3 feet more or less to the Northeast corner of said property conveyed to Pacific Fruit & Produce Co.; thence Northwesterly along the Northerly line of said property to the West line of said Section 7; thence North along said West line 166 feet more or less to the point of beginning, except therefrom that portion contained in the right of way of the Dalles-California Highway, and being in Klamath County, Oregon. EXCEPT HOWEVER, any portion of Tract 11 of Emmitt Tracts which may be found to lie within said description.