

ESC

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



MTC1394.9301

Grantor's Name and Address

Grantee's Name and Address

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

Thomas and Barbara Powell  
P. O. Box 485  
Newman, CA 95360

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

no change

2008-001089

Klamath County, Oregon



00039124200800010890030037

SPACE RESEF  
FOR  
RECORDER'S

01/28/2008 11:18:46 AM

Fee: \$31.00

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Thomas W. Powell and Barbara L. Powell as co-trustees of the Thomas W. and Barbara L. Powell Family Trust UDT April 1, 2005 hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Thomas W. Powell and Barbara L. Powell, as tenants by the entirety and Catherine Louise Pilgrim 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 Klamath County, State of Oregon, described as follows, to-wit:

With the right of survivorship.

See attached Exhibit "A"

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 \$0 (love and affection). 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. (The sentence between the symbols ®, 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 January 24 2008; 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.

Thomas W. Powell Trustee  
Thomas W. Powell, trustee

Barbara L. Powell, Trustee  
Barbara L. Powell, trustee

STATE OF OREGON, County of ) ss.

This instrument was acknowledged before me on January 2008,

by (See attached)

This instrument was acknowledged before me on January 2008,

by Thomas W. Powell and Barbara L. Powell

as Co-trustees of the Thomas W. and Barbara L. Powell Family Trust UDT April 1, 2005

Notary Public for Oregon

My commission expires

31ANT

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1:**

A tract of land situate in Lot 4, Section 7, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the South line of Lot 4, Section 7, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon from which the Southeast corner of said Lot 4 bears East 319.1 feet distant; thence North parallel with the East line of said Lot 4, 606.5 feet; thence West 259.5 feet, more or less to the Easterly right of way of State Highway No. 427; thence along the said Easterly right of way South 00° 51' East 606.6 feet, more or less to the South line of said Lot 4; thence East 250.36 feet, more or less to the point of beginning.

**PARCEL 2:**

That portion of Section 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West right of way line of the Old Dallas-California Highway (State Highway No. 427) 10 feet Southerly along said West right of way line from the intersection of the South line of Lot 3, Section 6, Township 35 South, Range 7 East of the Willamette Meridian, and said West right of way line; said point of beginning being the Southeasterly corner of a parcel of land described in a deed recorded in Volume 343, Deed Records of Klamath County, Oregon, at Page 229; thence Southerly along the said West right of way line a distance of 90 feet to a point; thence Westerly and parallel with the Southerly line of said Lot 3 to the Easterly shoreline of Agency Lake; thence Northerly along the said Easterly shoreline to the Southwest corner of said parcel of land described in Volume 343, Deed Records of Klamath County, Oregon, at Page 229; thence Easterly along the Southerly boundary of said parcel so described to the point of beginning.

Being an undivided 1/32 nd interest in Parcel 2.

Tax Account No: 3507-007BA-01600-000  
Tax Account No: 3507-006BA-00600-0U5

Key No: 230459  
Key No: 873629

## ACKNOWLEDGMENT

State of California

County of Merced

On January 24, 2008 before me, JoAnna C. Lafler  
(insert name and title of the officer)

personally appeared Thomas W. Powell and Barbara L. Powell  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature JoAnna C. Lafler (Seal)

