

ESC

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



MTC1396-9352

2008-001975

Klamath County, Oregon



00040186200800019750020023

02/15/2008 11:26:35 AM

Fee: \$26.00

Grantor's Name and Address

Grantee's Name and Address

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

Stewart Revocable Living Trust  
 5761 Glenridge Way  
 City 97603

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

Same as above

SPACE RESE  
FOR  
RECORDER'S

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that MELVIN L. STEWART AND MARY LOU STEWART

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto MELVIN L. STEWART AND MARY LOU STEWART, TRUSTEES OF THE STEWART REVOCABLE LIVING TRUST Dated 10/20/06, 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:

Parcel 1:

Lot 11 in Tract 1289, Fourth Addition to East Hills Estates

Parcel 2:

See attached legal description made a part hereof

This instrument is being recorded to correct that certain deed recorded in Volume 2007 at Page 015790, Microfilm Records of Klamath County, Oregon.

(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 estate planning.<sup>①</sup> 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.<sup>①</sup> (The sentence between the symbols <sup>①</sup>, 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 February 14, 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.

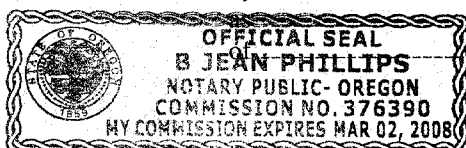
Melvin L. Stewart  
 Melvin L. Stewart

Mary Lou Stewart  
 Mary Lou Stewart

STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on February 14, 2008by Melvin L. Stewart and Mary Lou Stewart

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_



[Signature]  
 Notary Public for Oregon  
 My commission expires \_\_\_\_\_

26 AMT

OWNERS

DENNIS ENSOR O.L.S. C.W.R.E.  
SANDIE ENSOR

# TRU SURVEYING, INC. LINE

2333 SUMMERS LANE  
KLAMATH FALLS, OREGON 97603  
PHONE: (541) 884-3691

JOHN HEATON L.S.T.  
CHAD ENSOR L.S.T.

APRIL 05, 2002

## LEGAL DESCRIPTION FOR "PROPERTY LINE ADJUSTMENT 1-02"

A TRACT OF LAND BEING A PORTION OF LOT 10 OF "TRACT 1289 - FOURTH ADDITION TO EAST HILLS ESTATES", SITUATED IN THE SE1/4 NE1/4 OF SECTION 1, T39S, R9EWM, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY CORNER COMMON TO LOT 11 AND SAID LOT 10; THENCE N05°16'15"E, ALONG THE LINE COMMON TO SAID LOTS 10 AND 11, 234.86 FEET; THENCE, LEAVING SAID LOT LINE, S28°24'35"E 30.66 FEET; THENCE S05°16'15"W 208.96 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 10; THENCE, ON THE ARC OF A CURVE TO THE RIGHT (RADIUS POINT BEARS N02°38'14"E 370.00 FEET AND CENTRAL ANGLE EQUALS 02°38'00") 17.01 FEET TO THE POINT OF BEGINNING, CONTAINING 3774 SQUARE FEET, MORE OR LESS, WITH BEARINGS BASED ON THE PLAT OF "TRACT 1289 - FOURTH ADDITION TO EAST HILLS ESTATES", ON FILE AT THE OFFICE OF THE KLAMATH COUNTY SURVEYOR. (Property Line Adjustment 1-02)

*Dennis A. Ensor*  
DENNIS A. ENSOR O.L.S. 2442

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Dennis A. Ensor*

OREGON  
JULY 25, 1990  
DENNIS A. ENSOR  
2442

EXPIRES 12/31/03