

ESC

NO PART OF ANY STEVENS-NESS FORM MAY BE REPR

2008-002267

Klamath County, Oregon



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02/22/2008 12:32:39 PM

Fee: \$26.00

SPACE RESEF
FOR
RECORDER'S

By _____, Deputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that James Odon Preston and Diane G Preston

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto James O. Preston and Diane G. Preston Living Trust, 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:

See new exhibit A

(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. ^① 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. ^② (The sentence between the symbols ^①, 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 2-22-08; 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.

James Odon Preston
Diane G Preston

STATE OF OREGON, County of KLAMATH) ss.

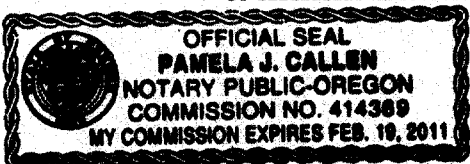
This instrument was acknowledged before me on FEBRUARY 22, 2008
by JAMES ODON PRESTON AND DIANE G PRESTON

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Pamela J Callen

Notary Public for Oregon

My commission expires 02-19-2011

Returned to County

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Exhibit A

A parcel of land situated in Lot 3, Block 4, Tract 1083-Cedar Trails, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin at the Southwest corner of Lot 3, Block 4; thence South 69° 59' 42" East 294.43 feet along the South line of Lot 3, Block 4, to a 5/8" iron pin; thence along the arc of a 170.00 foot radius curve to the left (C=20° 09' 43", L.C.=South 80° 19' 02" East 59.52 feet) 59.82 feet to a 5/8" iron pin on the South line of Lot 3, Block 4; thence North 0° 51' 14" West 421.56 feet to a 1/2" iron pin on the North line of Lot 3, Block 4; thence South 89° 45' 10" West 328.83 feet along the North line of Lot 3, Block 4, to a 1/2" iron pin at the Northwest corner of Lot 3, Block 4; thence South 00° 02' 28" West 309.34 feet along the West line of Lot 3, Block 4, to the point of beginning.

CODE 227 MAP 4008-020B0 TL 01800 KEY# 624514

Jim Leisner 1-7-06
New Exhibit A

A parcel of land situated in Lot 3, Block 4, Tract 1083, CEDAR TRAILS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a 1/2" iron pin on the South line of Lot 3, Block 4, said point being South 89° 48' 16" West 154.89 feet from the Southeast corner of Lot 3, Block 4; thence from said point of beginning, North 0° 04' 06" West 421.69 feet to a 1/2" iron pin on the North line Lot 3, Block 4; thence South 89° 45' 10" West 157.84 feet along the North line of Lot 3, Block 4, to a 1/2" iron pin; thence South 0° 51' 14" East 421.56 feet to a 5/8" iron pin on the South boundary of Lot 3, Block 4; thence North 89° 48' 43" East 152.06 feet to the point of beginning.

CODE 227 MAP 4008-020B0 TL 01800 KEY# 624514