

2008-003523

Klamath County, Oregon



00042078200800035230020026

03/20/2008 08:03:53 AM

Fee: \$26.00

After recording return to:

Melvin D. Ferguson  
Attorney at Law  
514 Walnut Avenue  
Klamath Falls OR 97601

Send tax statements to:

Frank J. Broderick, Trustee  
Carol J. Broderick, Trustee  
410 Conger Avenue  
Klamath Falls OR 97601

### BARGAIN AND SALE DEED

Carol J. Broderick and Frank J. Broderick, co-trustees of the Carol Broderick Revocable 2000 Trust, uad August 4, 2000, and any amendments thereto, Grantors, convey to Frank J. Broderick and Carol J. Broderick, co-trustees of the Frank Broderick Revocable 2000 Trust, uad August 4, 2000 and any amendments thereto, Grantees, the Carol Broderick Revocable 2000 Trust's interest in the following described real property situated in Klamath County, Oregon:

All that portion of Lot 8 of Section 32, Township 38 South, Range 9 E. W. M., described as follows:

Beginning at the North quarter corner of said Section 32; thence South 2296.52 feet to a point; thence West 1189.5 feet to a point; thence South 42°18' East 70.02 feet to the true point of beginning, said true point of beginning being the most Northeast corner of that easement described in Deed Volume 340 at page 447; thence South 42°18' East along the South line of Conger Avenue 133.28 feet to the Northwest corner of that parcel described in Deed Volume 286, page 490; thence Southwesterly along the Northwest lines of the property described in Deed Volume 286 page 490 and Deed Volume 336 page 161 to the mean high water line of Link River; thence Northwesterly along the said water line to a point that is South 49° West from the true point of beginning; thence North 49° East to the true point of beginning

Map Tax Lot: R-3809-032BD-12300-000  
Property ID Number R475621


There is no consideration for this conveyance. It is done for purposes of estate planning. Upon execution of this deed, the Frank Broderick Revocable 2000 Trust will own fee title to the described property.

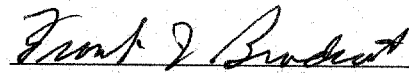
BARGAIN AND SALE DEED - 1

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.

Dated this 12th day of March, 2008.

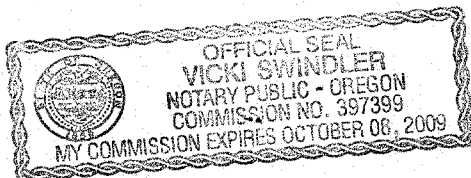
CAROL BRODERICK REVOCABLE  
2000 TRUST

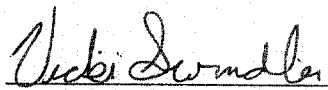
By:   
Carol J. Broderick, Trustee

By:   
Frank J. Broderick, Trustee

STATE OF OREGON            )  
                                          ) ss.  
County of Klamath         )

Personally appeared the above-named Carol J. Broderick and Frank J. Broderick, co-trustees of the Carol Broderick Revocable 2000 Trust, and acknowledged the foregoing instrument to be their voluntary act. Before me this 12th day of March, 2008.



  
Notary Public for Oregon  
My commission expires: 10-8-09