

2008-003631

Klamath County, Oregon



03/24/2008 09:21:29 AM

Fee: \$31.00

**STATUTORY BARGAIN & SALE DEED**

**Filed for record at request of:**  
Robert W. Graham  
2140 Home Avenue  
Klamath Falls, OR 97601                      Grantor

Robert W. Graham, Trustee  
Robert W. Graham Trust  
2140 Home Avenue  
Klamath Falls, OR 97601                      Grantee

**After recording return to:**  
Heather A. Kmetz, Attorney at Law  
Sussman Shank LLP  
1000 SW Broadway, Ste. 1400  
Portland, OR 97205

**Send all tax statements to:**  
Robert W. Graham, Trustee  
Robert W. Graham Trust  
2140 Home Avenue  
Klamath Falls, OR 97601

**STATUTORY BARGAIN & SALE DEED**

ROBERT W. GRAHAM, Grantor, conveys to Robert W. Graham, Trustee, ROBERT W. GRAHAM TRUST, u/a dated June 20, 2007, Grantee, the real property commonly known as 1000 Pine Street, Klamath Falls, situated in the County of Klamath, State of Oregon ("Property"), and more particularly described on the Exhibit A attached hereto and made a part hereof by this reference.

The Property is free of all encumbrances except covenants, conditions, restrictions, and easements of record, if any, and those apparent on the land.

The consideration for this transfer is \$0.00. However, the true and actual consideration for this transfer consists of other property or other value given or promised. The Property is being transferred for estate planning purposes.

**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 10th day of March, 2008.

GRANTOR:

Robert W. Graham  
ROBERT W. GRAHAM

STATE OF OREGON                    )  
  ) ss.  
County of Klamath                 )

This instrument was acknowledged before me on March 10<sup>th</sup>, 2008 by Robert W. Graham.



Stacy M. Osborn  
Notary Public for Oregon  
My Commission Expires: March 1, 2010

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EXHIBIT A

A portion of Lot 5, Block 48, Nichols Addition to the City of Klamath Falls, Oregon, more particularly described as follows: Beginning at an iron pin on the Northwest corner of said Lot 5; thence N.  $52^{\circ}42'$  E. along the Northwesterly line of said Lot 5 a distance of 25.5 feet; thence S.  $37^{\circ}18'$  E. a distance of 26.5 feet; thence S.  $52^{\circ}42'$  W. a distance of 25.5 feet to the Southwesterly line of said Lot 5; thence N.  $37^{\circ}18'$  W. along the Southwesterly line of said Lot 5 a distance of 26.5 feet, more or less, to the point of beginning.

A portion of Lots 5 and 6, Block 48, Nichols Addition to the City of Klamath Falls, Oregon, more particularly described as follows: Beginning at a point on the Northwesterly line of said Lot 5, said point being N.  $52^{\circ}42'$  E. a distance of 25.5 feet from the Northwest corner of said Lot 5; thence N.  $52^{\circ}42'$  E. along the Northwesterly line of said Lots 5 and 6 a distance of 60.33 feet to an "X" etched in the concrete sidewalk; thence S.  $37^{\circ}18'$  E. parallel with the Southwesterly line of Lot 6 a distance of 49.5 feet; thence S.  $52^{\circ}42'$  W. a distance of 60.33 feet; thence N.  $37^{\circ}18'$  W. a distance of 49.5 feet, more or less, to the point of beginning.

A portion of Lots 5 and 6, Block 48, Nichols Addition to the City of Klamath Falls, Oregon, more particularly described as follows: Beginning at a point on the Southwesterly line of said Lot 5, said point being S.  $37^{\circ}18'$  E. a distance of 89.5 feet from the Northwest corner of said Lot 5; thence S.  $37^{\circ}18'$  E. along the Southwesterly line of said Lot 5 a distance of 18.15 feet to an iron pin on the Northwesterly line of a 14-foot alley; thence N.  $52^{\circ}42'$  E. along the Northwesterly line of said alley a distance of 85.83 feet to an iron pin; thence N.  $37^{\circ}18'$  W. parallel with the Southwesterly line of said Lot 6 a distance of 58.15 feet; thence S.  $52^{\circ}42'$  W. a distance of 60.33 feet; thence S.  $37^{\circ}18'$  E. a distance of 40.0 feet; thence S.  $52^{\circ}42'$  W. a distance of 25.5 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM a portion of Lot 5, Block 48, Nichols Addition, City of Klamath Falls: Beginning at a point on the Southwesterly line of Lot 5, said point being S.  $37^{\circ}18'$  E., a distance of 89.5 feet from the Northwest corner of said Lot 5, said point also being the most Southerly corner of property conveyed by deed recorded in Volume 331, Page 268, Deed Records of Klamath County, Oregon; thence N.  $52^{\circ}42'$  E., following the Southeasterly boundary of that property conveyed by aforementioned deed, 25.50 feet to a point; thence N.  $37^{\circ}18'$  W. 37.5 feet to a point; thence at right angles N.  $52^{\circ}42'$  E., 1.00 feet to a point; thence again at right angles S.  $37^{\circ}28'$  E. 60.65 feet to a point on the Northwesterly boundary of that property conveyed to the City of Klamath Falls by deed recorded in Volume 305, Page 362, Deed Records of Klamath County, Oregon; thence along said Northwesterly line S.  $52^{\circ}42'$  W. 26.50 feet to a point on the Southwesterly line of Lot 5, thence N.  $37^{\circ}18'$  W. 18.15 feet to the point of beginning.