

2008-004904

Klamath County, Oregon

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: Stephen & Trudy Martisak 5050 Sunset Ridge Road Klamath Falls, OR 97601
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04/03/2008 08:12:44 AM

Fee: \$26.00

-BARGAIN AND SALE DEED-

Stephen A. Martisak and Trudy L. Martisak, husband and wife, Grantors, convey to Stephen Andrew Martisak and Trudy L. Martisak, Trustees of the Stephen and Trudy Martisak Trust, Grantees, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

See attached Exhibit "A"

The true and actual consideration for this transfer is an estate plan.

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

DATED this 21 day of March 2008.

Stephen A. Martisak

Trudy L. Martisak

STATE OF OREGON            )  
                                      ) ss.  
County of Klamath        )

Personally appeared before me this 21 day of March 2008, the above-named Stephen A. Martisak and Trudy L. Martisak and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:

Notary Public for Oregon  
My Commission expires: 9-20-09

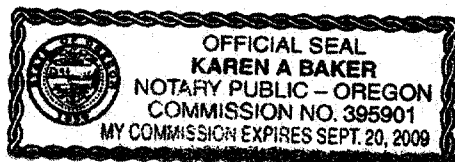


EXHIBIT "A"  
LEGAL DESCRIPTION

PARCEL 1:

A parcel of land situated in the SW1/4 SE1/4 of Section 12, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being a portion of Parcel 1 of the tract of land described in Deed Volume M79, page 4330, Microfilm Records of Klamath County, Oregon and being more particularly described as follows:

Beginning at the South 1/4 corner of Section 12; thence South 89 degrees 54' 30" East, along the South line of said SW1/4 SE1/4, 662.82 feet to the Southeast corner of said Tract of land; thence North 26 degrees 31' 58" West 649.63 feet to a 5/8" iron pin marking the Northeast corner of said tract of land; thence South 82 degrees 30' 46" West, along the Northerly line of said Tract of land, 374.42 feet to a point on the West line of said SW1/4 SE1/4; thence South 00 degrees 09' 00" West, 531.36 feet to the point of beginning, with bearings and distances based on record of survey no. 2894.

TOGETHER WITH a 10 foot wide walkway easement situated in the SE1/4 SW1/4 of Section 12, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

A 10 foot wide strip of land lying Southerly of and adjacent to the Northerly line of Parcel 1 of that parcel of land described in Deed Volume M79, page 4330, Microfilm Records of Klamath County, Oregon. The North line of said easement being further described as follows: Beginning at a point on the East line of said SE1/4 SW1/4, said point being North 00 degrees 09' 00" East 531.36 feet from the South 1/4 corner of said Section 12; thence South 82 degrees 30' 46" West 930 feet, more or less, to Klamath Lake.

ALSO TOGETHER WITH an easement for septic purposes lying within a 150 foot by 350 foot parcel of land situate in the SE1/4 SW1/4 of Section 12, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

A 150 foot wide strip of land lying Westerly of and adjacent to the Northerly 350 feet of the East line of said SE1/4 SW1/4, lying within that tract of land described as Parcel 1 in Deed Volume M79, page 4330, Microfilm Records of Klamath County, Oregon. Said East line being further described as follows: Beginning at the South 1/4 corner of said Section 12; thence North 00 degrees 09' 00" East, along said East line, 531.36 feet to a point on the North line of said tract of land.

PARCEL 2:

A tract of land situated in the SW1/4 SE1/4 of Section 12, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of that tract of land described as Parcel 1 in Deed Volume M79, page 4330, Microfilm Records of Klamath County, Oregon, said point being on the South line of said SW1/4 SE1/4, from which the South 1/4 corner of said Section 12 bears North 89 degrees 54' 30" West 662.82 feet; thence North 26 degrees 31' 58" West, along the Easterly line of said tract, 649.63 feet; thence North 82 degrees 30' 46" East to the center line of a 40 foot wide existing road easement (Sunset Ridge Road) as described in Deed Volume M77, page 10279, Microfilm Records of Klamath County, Oregon; thence Southerly along said center line, to a point on the South line of said SW1/4 SE1/4; thence North 89 degrees 54' 30" West to the point of beginning.