

Returned @ Counter

2008-005586

Klamath County, Oregon



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04/16/2008 02:33:32 PM

Fee: \$36.00

Grantor's Name and Address:

John C. O'Neill,  
1404 N. Eldorado Blvd.  
Klamath Falls, OR 97601

Grantee's Name and Address:

John C. O'Neill, Trustee of the John C.  
and Marlys A. O'Neill Trust  
1404 N. Eldorado Blvd.  
Klamath Falls, OR 97601

After Recording Return to:

John C. O'Neill  
1404 N. Eldorado Blvd.  
Klamath Falls, OR 97601

Until requested otherwise, send all tax statements to:

John C. O'Neill  
1404 N. Eldorado Blvd.  
Klamath Falls, OR 97601

**BARGAIN AND SALE DEED**

KNOW BY ALL THESE PRESENTS that **JOHN C. O'NEILL**, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey all right, title and interest unto **JOHN C. O'NEILL, TRUSTEE, JOHN AND MARLYS O'NEILL TRUST**, under instrument dated August 29, 2002, hereinafter called grantee, the following:

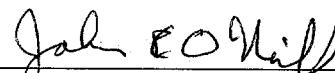
**Property described in Exhibit A, attached hereto and incorporated herein.**

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-. Estate planning purposes only. 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 this 10 day of March, 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.

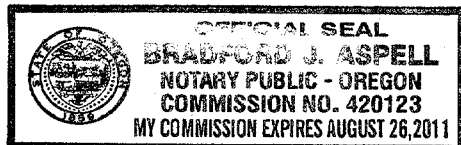
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS. 30.930.

  
John C. O'Neill

STATE OF OREGON           )  
  )ss.  
County of Klamath        )

This instrument was acknowledged before me on 10 March, 2008,

by **JOHN C. O'NEILL**,



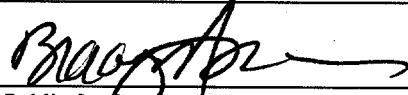
  
Notary Public for Oregon  
My commission expires Aug 26, 2011

Exhibit A to the Bargain and Sale Deed

That certain undivided 1/3 interest of John C. O'Neill of the following:

The West 1/2 of Lot 1 and the following described portion of Lot 2, Block 39, Hot Springs Addition to the City of Klamath Falls, in the County of Klamath, State of Oregon:

Beginning at the most Westerly corner of said Lot 2 and running thence northeasterly along the line fo Lots 1 and 2 of said Block, 75 feet; thence in Southeasterly direction parallel with the Northeasterly line of said Lot, 33 feet 4 inches; thence in a Southwesterly direction parallel with the Northwesterly line of said Lot 2, 75 feet; thence Northwesterly along the Southwesterly line fo said Lot, 33 feet 4 inches to the place of beginning.

\* \* \* \* \*

That certain undivided 1/2 interest of John C. O'Neill in and to Lots 1,2 and 3 of Block 17 and the east 1/2 of Lot 28 of Block 17, Second Railroad Addition to the City of Klamath Fall, Oregon, Klamath County, Oregon.

\* \* \* \* \*

That certain undivided 1/2 interest of John C. O'Neill in and to Lot 4, Block 17 of Second Railroad Addition to the City of Klamath Falls, Oregon according to the official plat thereof on file in the office of County Clerk of Klamath County Oregon.

\* \* \* \* \*

That certain undivided 1/2 interest of John C. O'Neill in and to Lot 5, Block 17 of Second Railroad Addition to the City of Klamath Falls, according tot eh official plan thereof on file in the office of the County Clerk, Klamath County, Oregon. EXCEPT the Southerly 5 feet of said Lot 5, Block 17.

\* \* \* \* \*

That certain undivided 1/2 interest of John C. O'Neill in and to the South 5 feet fo Lot 5 and all of Lots 6, 7, 8 and 9 in Block 17 of Second Railroad Addition to the City of Klamath Falls, Oregon.

\* \* \* \* \*

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That certain undivided ½ interest of John C. O'Neill in and to Lots 10 and 11 in Block 17 of Second Railroad Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

\* \* \* \* \*

That certain undivided ½ interest of John C. O'Neill in and to A portion of Lot 28, Block 17 of "Plat of 2<sup>nd</sup> Railroad Addition to Klamath Falls, Oregon", situated in the SW 1/4 NW 1/4 of Section 33, T38S, R9EWM, Klamath County, Oregon, being more particularly described as follows:

BEGINNING at the Northeasterly corner of said Lot 28; Thence South, along the East line of said Lot 28, 350.00 feet to the Southwest corner of Lot 7, Block 17; Thence S89° 47'09" E 20.00 feet to the point of beginning, containing 7,000 square feet, more or less. See Map of "Property Line Adjustment 4-99" on file at the office of the Klamath County Surveyer.

EXCEPTING therefrom, the rights of Union Pacific Railroad Company described in the deed recorded at Volume M99, at page 19417, Deed Records of Klamath County, Oregon.

\* \* \* \* \*

That certain undivided ½ interest of John C. O'Neill in and to Lots 21, 22, 23 and 24, Block 17, El Dorado Heights Addition to the City of Klamath Falls, Oregon, according to the duly recorded plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

\* \* \* \* \*

That certain undivided ½ interest of John C. O'Neill in and to Lot Four (4) and Five (5) in Block Twelve (12) of HILLSIDE ADDITION to the City of Klamath Falls, Oregon, according to the duly recorded plat thereof on record in the office of the County Clerk of Klamath County, Oregon.

\* \* \* \* \*

That certain undivided ½ interest of John C. O'Neill in and to Beginning on the Westerly line of Lot 3, Section 10, Township 38 South, Range 8 E.W.M., 11.74 chains South of the Northweste3rly corner of said Lot 3, thence East 23.74 chains, more or less, to the shore line of Upper Klamath (of Big Klamath) Lake; thence Southeasterly along the meander line of said lake to the Southeasterly corner of said Lot 3, thence Westerly along the South line of said Lot 3, to the Southwest corner of

said Lot 3, thence North along the West line of said Lot 3 to the place of beginning, being the South 34.21 acres more or less of said Lot 3 of Section 10, Township 38 South, Range 8 E.W.M., according to the government survey thereof.

\* \* \* \* \*

That certain undivided  $\frac{1}{2}$  interest of John C. O'Neill in and to the East  $\frac{1}{2}$  of Northwest  $\frac{1}{2}$  of Section 27, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

\* \* \* \* \*

That certain undivided  $\frac{1}{2}$  interest of John C. O'Neill in and to Government Lot 4, Section 36, Township 34 South, Range 7  $\frac{1}{2}$  East of the Willamette Meridian, Klamath County, Oregon.

\* \* \* \* \*

That certain undivided  $\frac{1}{2}$  interest of John C. O'Neill in and to the East  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of Section 27, Township 37 South, Range 11, East Willamette Meridian, Klamath County less the South 198 feet of the Northeast  $\frac{1}{4}$  Northwest  $\frac{1}{4}$  and the North 165 feet of the Southwest  $\frac{1}{4}$  Northwest  $\frac{1}{4}$  Section 27, Township 37 South, Range 11, East Willamette Meridian, Klamath County, Oregon.