

2008-009985

Klamath County, Oregon



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07/10/2008 03:24:17 PM

Fee: \$21.00

RETURN TO:
Brandsness, Brandsness &
Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601

MAIL TAX STATEMENTS:
James C. Pinniger and
Jean Pinniger, Tee
4369 Selma
Klamath Falls OR 97603

-BARGAIN AND SALE DEED-

Jean Elizabeth Pinniger, Grantor, conveys to James C. Pinniger and Jean E. Pinniger, Trustees of the 2007 Pinniger Trust, Grantees, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

An undivided one-half interest in and to:

PARCEL ONE: That portion of the SW $\frac{1}{4}$ of Section 12 lying below and Southwesterly of the "A" Canal and East of the 1-C-1-A Drain;

PARCEL TWO: That portion of the NW $\frac{1}{4}$ of Section 13 more particularly described as follows:

That portion of the N $\frac{1}{2}$ of the NW $\frac{1}{4}$ lying below and Southwesterly of the "A" Canal and East of the 1-C-1-A Drain;

TOGETHER WITH that portion of the S $\frac{1}{2}$ of the NW $\frac{1}{4}$ lying West of the 1-C-1-A Drain;

TOGETHER WITH a portion described as: Commencing at the Northeast corner of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said section; thence Westerly along the North line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ to its intersection with the East right of way line of the 1-C-1-A Drain and the true point of beginning; thence Southerly along the East line of said right of way 84.85 feet; thence Northeasterly to a point on the North line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said section said point being Easterly 84.85 feet from the true point of beginning; thence Westerly along said North line to the true point of beginning.

All in Twp. 39 S., R. 9 E., W.M., Klamath County, Oregon.

The true and actual consideration for this transfer is Estate Planning.

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 30 day of JUNE 2008

Jean Elizabeth Pinniger
Jean Elizabeth Pinniger

STATE OF OREGON)
County of Klamath)

ss.

Personally appeared before me this 30 day of JUNE, 2008 the above-named Jean Elizabeth Pinniger, and acknowledged the foregoing instrument to be her voluntary act.

Karen A. Baker
Notary Public for Oregon
My Commission expires: 9-20-09

