

2008-009986

Klamath County, Oregon



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07/10/2008 03:24:51 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, TTEE
4369 Selma
Klamath Falls, OR 97603

-BARGAIN AND SALE DEED-

James C. 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:

A tract of land situated in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 18, Township 39 S., R. 10 EWM more particularly described as follows: Beginning at an iron pin monument marking the SE corner of said Section 18; thence N. $89^{\circ}52'30''$ W., along the S. line of said Section 18, 336.67 feet to the true point of beginning of this description; thence continuing N. $89^{\circ}52'30''$ W., along said S. line 170.0 feet to a point; thence N., parallel with the E. line of said Section 18, 261.36 feet to a point; thence S. $89^{\circ}52'30''$ E. 170.0 feet to a point; thence S., parallel with the E. line of said Section 18, 261.36 feet to the point of beginning, said tract containing 1.022 acres, LESS AND EXCEPTING THEREFROM the S. 30 feet heretofore conveyed to Klamath County for road purposes by deed recorded in Vol. M-67, Page 9643, records of Klamath County, Oregon.

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

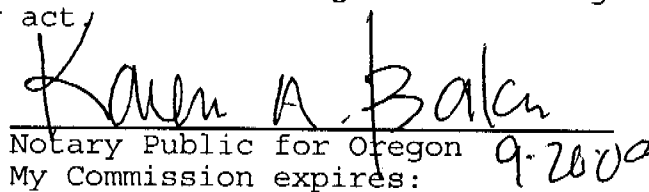
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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 2nd day of July 2008


James C. Pinniger

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 2 day of July 2008 the above-named James C. Pinniger and acknowledged the foregoing instrument to be his voluntary act.


Notary Public for Oregon
My Commission expires: 9-2009

