

2008-010481

Klamath County, Oregon



07/22/2008 02:32:23 PM

Fee: \$26.00

After Recording Return to:

THOMAS-SHERRILL PROPERTIES LLC

6521 Verda Vista
Klamath Falls, Or 97603

Until a change is requested all tax statements shall be sent to the following address:

THOMAS-SHERRILL PROPERTIES LLC

Same as above

ATE: 66011 MS

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That TERRY D. SHERRILL AND JANET R. SHERRILL, CO-TRUSTEES OF THE THOMAS-SHERRILL TRUST, AN OREGON BUSINESS TRUST, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto THOMAS-SHERRILL PROPERTIES LLC, an Oregon Limited Liability Company, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of KLAMATH, State of Oregon, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION

To Have and to Hold the same unto the said 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- (here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF 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, 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

In Witness Whereof, the grantor has executed this instrument July 21, 2008; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

THOMAS-SHERRILL TRUST

Terry D. Sherrill Trustee

BY: TERRY D. SHERRILL, TRUSTEE

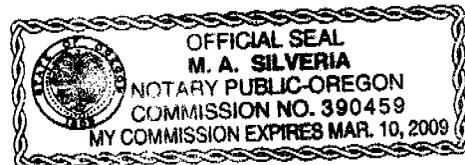
Janet R. Sherrill Trustee

BY: JANET R. SHERRILL, TRUSTEE

STATE OF OREGON,)
) ss.
County of Klamath)

The foregoing instrument was acknowledged before me this 22 day of July, 2008, by Terry D. Sherrill and Janet R. Sherrill as co-Trustees of the Thomas-Sherrill Trust.

Notary Public for Oregon
My commission expires: 3/10/09



BARGAIN AND SALE DEED
THOMAS SHERRILL TRUST, as grantor
and
THOMAS-SHERRILL PROPERTIES LLC, an Oregon
Limited Liability Company, as grantee

This document is recorded at the request of:
Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601
Order No.: 66011MS

#26-A

Exhibit A

PARCEL 1:

Lots 1, 2, 3, 4 and 5, Block 106, KLAMATH ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

EXCEPT THEREFROM any portion of Lot 5 conveyed to the City of Klamath Falls, by Deed recorded February 6, 1969 in Volume M-69, Page 1033, Microfilm Records of Klamath County, Oregon.

PARCEL 2:

All of Lots 6, 7, 8, 9 and 10, Block 106, KLAMATH ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

SAVING AND EXCEPTING those portions deeded to the City of Klamath Falls for the widening and improvement of Fifth Street, by Deed recorded February 6, 1969 in Volume M-69, Page 1033, Microfilm Records of Klamath County, Oregon.

PARCEL 3:

Beginning at the point of intersection of the West line of Section 33, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, with the Southwesterly line of Sixth Street 60 feet wide; thence South 55° 46' 30" East along said Southwesterly line 30.00 feet to the most Northerly corner of that 0.041 acre parcel of land described as Parcel One in Deed dated April 17, 1956, from Central Pacific Railway Company and Southern Pacific Railway Company to State of Oregon, said corner being distant North 24° 46' 30" East 57.83 feet from the West quarter corner of said Section 33; thence along the Southwesterly line of said parcel as follows: South 0° 20' East, 24.28 feet, South 55° 46' 30" East, 18.11 feet, North 34° 13' 30" East, 10.00 feet; thence South 55° 46' 30" East 56.02 feet; thence leaving said Southwesterly line South 78° 37' 30" West, 147.50 feet to its intersection with the Southeasterly line of Kinlock Avenue as shown upon the original plat of the Klamath Addition to Linkville; thence North 38° 37' 30" East along said Southeasterly line (shown upon said plat as North 38° 56' East) 84.82 feet to its intersection with the Westerly line of Section 33; thence Northerly along said Westerly line 37.41 feet to the point of beginning.

PARCEL 4:

All that portion of vacated Kinlock Street lying between Parcel 1 and Parcel 2 and Northerly of the right of way of Fifth Street.

CODE 001 MAP 3809-032DA TL 00100 KEY #477585
CODE 001 MAP 3809-032DA TL 00200 KEY #477576
CODE 001 MAP 3809-032DA TL 00300 KEY #477558
CODE 001 MAP 3809-032DA TL 00400 KEY #477567

JMS
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