

NJC1396-9743

2008-010862

Klamath County, Oregon

accom.



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07/31/2008 11:33:18 AM

Fee: \$26.00

Return to:
Douglas K. Ivey
731 Miner Road
Orinda, CA 94563

Until a change is requested, all tax statements shall be sent
to the following address:
Douglas K. Ivey
731 Miner Road
Orinda, CA 94563

STATUTORY BARGAIN AND SALE DEED

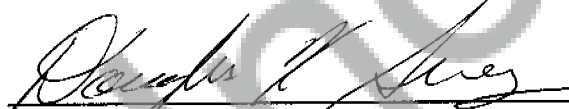
Douglas K. Ivey, Grantor, conveys to Douglas K. Ivey and Sig-Britt Ivey, as tenants by the
entirety, Grantee, the following described real property:

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF

The true consideration for this conveyance is \$0.00. The actual consideration consists of or
includes other property or other value given or promised, which other property or value is
either part or the whole consideration.


BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE
SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND
195.305 TO 195.336 AND SECTIONS 5 TO 11, 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 OF THE LOT OR PARCEL, 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 195.300, 195.301
AND 195.305 TO 195.336 AND SECTIONS 5 TO 11 CHAPTER 424, OREGON LAWS 2007.

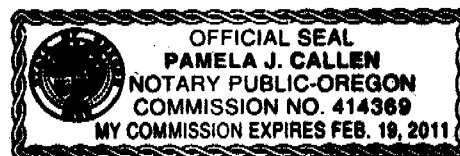
Dated 24 day of July, 2008


Douglas K. Ivey

STATE OF OREGON
COUNTY OF KLAMATH

The foregoing instrument was acknowledged before me this 24th day of July, 2008 by
Douglas K. Ivey


Notary Public State of Oregon
My commission expires: 02-19-2011



AMERITITLE, has recorded this
instrument by request as an accommodation only,
and has not examined it for regularity and sufficiency
or as to its effect upon the title to any real property
that may be described therein.

26 Amt

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Beginning at the Northwest corner of Section 3, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, as established by the Bureau of Land Management in a Dependent Resurvey in 1959, said corner being a 2 1/2 inch iron post with a brass cap; thence South 89° 53' East 452.10 feet to a point on the North line of Section 3; thence South 13.20 feet to an unrecorded monumentation, being an axle firmly set in a mound of stones; thence South 0° 25' 45" West 2654.26 feet to an unrecorded monumentation; thence South 87° 09' 38" West 145.34 feet to a record corner established in CS #2459, filed 1977; thence North 5° 16' 36" West 2685.80 feet to the point of beginning.

EXCEPTING that portion conveyed to the State of Oregon for Highway 97.

AND EXCEPTING any portion thereof conveyed to Pamela Hayden by deed recorded February 21, 2001 in Volume M01, page 6869, Microfilm Records of Klamath County, Oregon.

PARCEL 2:

The NE1/4 of the SW1/4 of the NE1/4 of Section 4, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 3:

Government Lots 1 and 2 of Section 4, Township 34 South, Range 7 East of the Willamette Meridian, lying Easterly of the thread of Spring Creek, Klamath County, Oregon.

PARCEL 3:

The SE1/4 of the NE1/4 of Section 4, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying Northeasterly of the thread of Spring Creek.

EXCEPTING that portion conveyed from Oliver S. Pitts to Marvin A. Albee, et al., in Deed Volume 210, page 89, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING that portion conveyed from O.S. Pitts, et al., to the State of Oregon in Deed Volume 199, page 355, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING that portion conveyed from Spring Creek Ranch Motel, LTD, to Pamela Hayden in Deed Volume M01, page 6869, Microfilm Records of Klamath County, Oregon.