

Return to

David Danforth

PO Box 489

Fort Klamath OR 97626

2008-014222

Klamath County, Oregon



00054854200800142220030034

10/17/2008 08:19:24 AM

Fee: \$31.00

BARGAIN AND SALE DEED

Mary Jane Gail Danforth, Trustee of the Mary Jane Gail Danforth Revocable Living Trust, Grantor, conveys to David John Henry Danforth and Regina C. Danforth, husband and wife, Grantees, the following real property situated in Klamath County, State of Oregon, described as follows:

Parcel 1: Lots 1, 2, 3, 4 and the E1/2 NW1/4 of Section 24, Township 34 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH: A perpetual non-exclusive easement for ingress and egress over the existing road as hereafter described to-wit: Beginning at the Easterly end of Brown Road at the Northwest corner of SW1/4 of Section 24, Township 34 South, Range 6 East of the Willamette Meridian, thence continuing Easterly across the Northerly portion of Grantor's property to Government Lot 10, Section 24, Township 34 South, Range 6; thence continuing Northerly over the existing road across Government Lots 10 and 6 to the Northerly boundary of Lot 6 and the Southerly boundary of Lot 3 in Section 24, Township 34 South, Range 6 as set forth in easement recorded 10/8/87 in Volume M87, page 18357 Microfilm Records of Klamath Co.

Account no. R738802

Parcel 2: NE1/4 of the SW1/4 of Section 24, Township 34 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon.

Account no. R72931

Parcel 3: The SE1/4 SW1/4 and the SW1/4 SE1/4 of Section 23, Township 34, Range 6 EWM, in Klamath County, Oregon.

Account no. R787358

Parcel 4: The S1/2 SW1/4 of Section 24, Township 34, Range 6 EWM and the NW1/4 NW1/4 of Section 25, Township 34, Range 6 EWM, in Klamath County, Oregon.

Account nos. R787349 and R860982

SUBJECT TO a limited life estate in favor of Leon Evan Graham Danforth and Laurel Anne Danforth Bates, created by a bargain and sale deed from Grantor to Leon Evan Graham Danforth and Laurel Anne Danforth Bates, on even date herewith.

There is no monetary consideration for this transfer.

Until a change is requested, all tax statements shall be sent to the following address: P.O. Box 489, Forth Klamath, OR 97326.

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 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 197.352

Dated this 16th day of October, 2008.


Mary Jane Gail Danforth, Trustee of the Mary
Jane Gail Danforth Revocable Living Trust

STATE OF OREGON)
)ss.
County of Jackson)

On this 16th day of October, 2008, personally appeared the above named Mary Jane Gail Danforth, Trustee of the Mary Jane Gail Danforth Revocable

2 - BARGAIN AND SALE DEED

Living Trust and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:



Kristine Van Etten
Notary Public for Oregon