

Return to
David Danforth
PO Box 489
Fort Klamath OR
97626

2008-014223

Klamath County, Oregon



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10/17/2008 08:20:34 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 Leon Evan Graham Danforth and Laurel Anne Danforth Bates, Grantees, each a limited life estate, with limitations as set forth below, in and to 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

The limited life estates granted hereunder to Grantees, are limited and defined as follows:

a. Each life estate shall terminate upon the death of Grantee holding the life estate, unless the Grantee is survived by a spouse in which case the life estate shall terminate upon the death of the surviving spouse.

b. The life estates granted hereunder are to give the Grantees the right to locate a manufactured dwelling on the subject real property, provided the siting of same is approved by appropriate governmental authority. Grantor, successors and assigns, shall be obligated to cooperate with Grantees in any application to obtain approval from governmental authority of the siting of a manufactured dwelling upon the subject real property, however, Grantor, successors and assigns shall have the right to determine the location of such sites for location of such manufactured dwellings. Grantees shall be responsible for payment of any and all costs and expenses of gaining approval of the applications for the siting of said manufactured dwellings.

c. Grantees of the life estates shall be responsible for payment of any and all utilities furnished unto the manufactured dwellings placed by them upon the subject real property. Grantees shall also be responsible for payment of any personal property taxes related to the manufactured dwellings, and any increase in the real property taxes directly attributable to the manufactured dwellings.

d. Grantees shall have the right to use the subject property for recreational purposes.

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, Fort 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

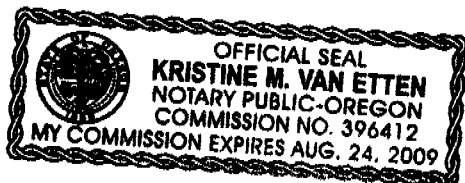
Dated this 16th day of October, 2008.

Mary Jane Gail Danforth
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 Living Trust and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:



Kristine Van Etten
Notary Public for Oregon