

EOB

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



2009-000377

Klamath County, Oregon



00058653200900003770030035

SPACE RESE
FOR
RECORDER'S I

01/13/2009 01:32:50 PM

Fee: \$31.00

Returned @ Courthouse

Grantor's Name and Address
 G. Jon Trenchard
 Tracy Trenchard
 1729 Laurel St F-Falls or 97601

Grantee's Name and Address
 Kendra Trenchard
 1729 Laurel St K-Falls or 97601

After recording, return to (Name, Address, Zip):
 Kendra Trenchard
 1729 Laurel St K-Falls or 97601

Until requested otherwise, send all tax statements to (Name, Address, Zip):
 Kendra Trenchard
 1729 Laurel St K-Falls or 97601

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that G. Jon Trenchard & Tracy Trenchard
 hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Kendra Trenchard,
 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 any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

SEE Exhibit A + B

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto 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. ① However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. ② (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on 1-13-09; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

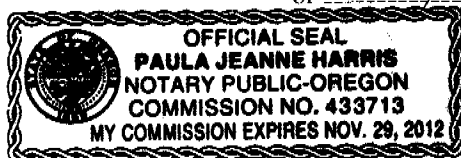
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS 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.

Gary J. Trenchard
Tracy L. Trenchard
 //

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on Jan 13th, 2009
 by Gary Jonathan Trenchard & Tracy Lynn Trenchard

This instrument was acknowledged before me on _____
 by _____
 as _____
 of _____



Paula Jeanne Harris
 Notary Public for Oregon
 My commission expires Nov 29, 2012

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land lying in Block 6, RIVERVIEW, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; the said Parcel being that portion of Lots 1 and 2 and the N1/2 of Lot 3, said Block 6 lying Southeasterly of the following described line:

Beginning at a point opposite and 100 feet Southeasterly of Engineer's Station 179+50 on the center line of the relocated The Dalles-California Highway; thence Southwesterly in a straight line to a point opposite and 125 feet Southeasterly of Engineer's Station 187+50 on said center line, which center line is described as follows:

Beginning at Engineer's center line Station 173+89.60, said station being 3064.47 feet North and 2316.65 feet East of the Southwest corner of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence South 28° 36' 30" West 5610.4 feet to Engineer's center line Station 230+00.

Bearings are based upon the Oregon Co-ordinate System, South Zone.

NTC 74566-LW



THIS SPACE RESER

M06-13126

Klamath County, Oregon

06/27/2006 02:44:40 PM

Pages 1 Fee: \$21.00

After recording return to:

TRACY L. TRENCHARD

1729 LAUREL STREET

KLAMATH FALLS, OR 97601

Until a change is requested all

tax statements shall be sent to

The following address:

TRACY L. TRENCHARD

1729 LAUREL STREET

KLAMATH FALLS, OR 97601

Escrow No. MT74566-LW

Title No. 0074566

SWD

Exhibit B

STATUTORY WARRANTY DEED

ANN BERNAT, Grantor(s) hereby convey and warrant to TRACY L. TRENCHARD and GARY J. TRENCHARD, as tenants by the entirety, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon free of encumbrances except as specifically set forth herein:

PARCEL 1

The S1/2 of Lot 3, Block 6, RIVERVIEW, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM that portion conveyed to the State of Oregon Highway Commission. Tax Account No: 3909-005CA-04400-000 Key No: 533293

PARCEL 2

Lot 4, Block 6, RIVERVIEW, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM that portion conveyed to the State of Oregon Highway Commission. Tax Account No: 3909-005CA-04500-000 Key No: 533284

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is \$3,250.0

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 AND 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 22nd day of JUNE, 2006.

ANN BERNAT

State of ILLINOIS
County of Will

This instrument was acknowledged before me on June 22, 2006 by ANN BERNAT.



(Notary Public for ILLINOIS)
My commission expires 3-1-08