

2009-000830

Klamath County, Oregon



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01/26/2009 08:32:11 AM

Fee: \$26.00

**AFTER RECORDING RETURN TO:**

Law Offices of Nay & Friedenber  
6500 SW Macadam Avenue, Suite 300  
Portland, OR 97239-3565

**SEND TAX STATEMENTS TO:**

Darlene A. Weston  
10409 SW Capitol Highway  
Portland, OR 97219-6810

**BARGAIN AND SALE DEED**

DARLENE A. WESTON, surviving spouse of Harold Dean Weston, **GRANTOR**, for the consideration hereinafter stated, conveys unto DARLENE A. WESTON, **TRUSTEE**, DARLENE A. WESTON TRUST dated January 21, 2009, **GRANTEE**, the following real property situated in the County of Klamath, State of Oregon, described as follows:

A tract of land situated in Government Lot 3, Section 7, T40S, R10EWM, Klamath County, Oregon, being a portion of Deed Volume M76 Page 12017, as recorded in Klamath County deed records, more particularly described as follows:

BEGINNING at a point on the northerly right of way line of Elliot Road from which the Southeast corner of said Government Lot 3 bears East 1171 feet and South 30.0 feet; thence N10°10'E 803 feet, more or less, to a point that is 500 feet South of the North line of said Government Lot 3; thence Easterly parallel to the North line of said Government Lot 3 to the mean high water line of Lost River; thence Northeasterly along said mean high water line to the North line of said Government Lot 3; thence Westerly along the North line of said Government Lot 3 to the centerline of an irrigation lateral, as described in said D.V. M76 Page 12017; thence S10°10'W along said centerline to the Northerly right of way line of said Elliot Road; thence East 135.00 feet to the point of beginning, containing 7.5 acres, more or less, with bearings based on said D.V. M76 Page 12017.

**EASEMENTS, WATER AND IRRIGATION RIGHTS:** Water rights for Government Lot 3 down West side of said lot, 803 ft. more or less, to beginning of lot described on this Deed. Also down South side of lot described on this Deed, along Elliot Road Eastward to all parts of Lot 3.

True and actual consideration for this conveyance is \$-0- plus other good and valuable 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 this 21 day of January, 2009.

Darlene A. Weston  
DARLENE A. WESTON

STATE OF OREGON            )  
  ) ss.  
County of Multnomah        )

The above-named DARLENE A. WESTON personally appeared before me on this 21 day of January, 2009, and acknowledged the foregoing instrument to be her voluntary act.

Lois E. Lowe  
Notary Public for Oregon

