

UTC 1394-9402

2009-004105

Klamath County, Oregon



00062991200900041050040046

03/23/2009 03:23:47 PM

Fee: \$36.00

Until a change is requested, all  
tax statements shall be sent to:  
Lon D. Brooks and Mary E. Brooks, Trustees  
Troy and Tracey Brooks  
6262 E Liberty Road  
Galt, CA 95632

After recording return to:  
Yturri Rose LLP  
PO Box "S"  
Ontario, OR 97914

### BARGAIN AND SALE DEED


Lon D. Brooks and Mary E. Brooks, Trustees of the Brooks Revocable Trust and Troy Brooks and Tracey Brooks, husband and wife, Grantors, convey to Jack Sparrowk, Grantee, the following described real property:

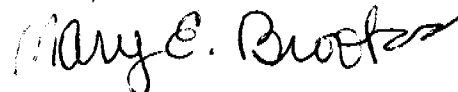
The property is described on Exhibit A attached and incorporated by this reference.

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.

The true consideration for this conveyance is other than monetary consideration.

Dated this 3-20-09 day of March, 2009.

  
Lon D. Brooks, Trustee of the Brooks Revocable  
Trust



YTURRI ROSE LLP  
ATTORNEYS AT LAW  
P.O. BOX "S"  
ONTARIO, OR 97914  
(541) 885-8388

BARGAIN AND SALE DEED (Brooks to Sparrowk) - Page 1 of 4  
249009/d1/18Mar09/jwb

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

36AmT

State of California )  
County of Sacramento ) ss.

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of March, 2009, by Lon D. Brooks, Trustee of the Brooks Revocable Trust u/t/d \_

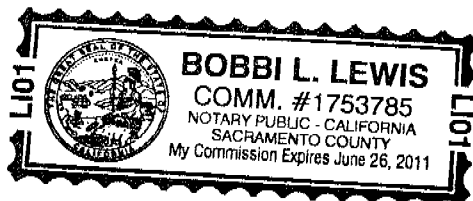


Bobbi L. Lewis  
Notary Public for California  
My Commission Expires: 3/10 6/26/2011

Mary E. Brooks  
Mary E. Brooks, Trustee of the Brooks Revocable Trust

State of California )  
County of Sacramento ) ss.

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of March, 2009, by Mary E. Brooks, Trustee of the Brooks Revocable Trust u/t/d



Bobbi L. Lewis  
Notary Public for California  
My Commission Expires: 6/26/2011

Troy Brooks  
Troy Brooks

State of Oregon                    )  
  ) ss.  
County of Klamath            )

The foregoing instrument was acknowledged before me this 19 day of March, 2009, by Troy Brooks.

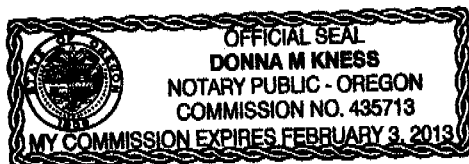


Donna M. Kness  
Notary Public for Oregon  
My Commission Expires: Feb 3, 2013

Tracey Brooks  
Tracey Brooks

State of Oregon                    )  
  ) ss.  
County of Klamath            )

The foregoing instrument was acknowledged before me this 19 day of March, 2009, by Tracey Brooks.



Donna M. Kness  
Notary Public for Oregon  
My Commission Expires: Feb 3, 2013

## Exhibit A

The following described real property situate in Klamath County, Oregon:

### Township 38 South, Range 14 East of the Willamette Meridian

All that portion of the E  $\frac{1}{2}$  E  $\frac{1}{2}$  of Section 34 lying Northeasternly of the rights of way of the Bly Logging Co., and the O C & E Railway Co, Saving and Excepting the following parcels:

Beginning at a point on the Easterly side of Section 34, said point being N.  $00^{\circ}16'40''$  W. 2871.4 feet from the Southeast corner of said section; thence S.  $88^{\circ}30'50''$  W. 800.0 feet; thence N.  $00^{\circ}16'40''$  W. 398.0 feet; thence N.  $88^{\circ}30'50''$  E. 660.0 feet to the East line of said Section 34; thence S.  $00^{\circ}16'40''$  E. 398.0 feet along said East line to the point of beginning. ALSO EXCEPTING therefrom: Beginning on the East line of said Section 34; said point begin N.  $00^{\circ}16'40''$  W. 1747.4 feet from the Southeast corner said section; thence S.  $88^{\circ}30'50''$  W. 680.0 feet; thence N.  $00^{\circ}16'40''$  W. 6.0 feet; thence N.  $88^{\circ}42'50''$  W. 660.2 feet to the West line of the NE  $\frac{1}{4}$  SE  $\frac{1}{4}$ ; thence along said West line N.  $0^{\circ}14'30''$  W. 30.05 feet; thence leaving said West line S.  $88^{\circ}42'50''$  E. 660.2 feet; thence N.  $00^{\circ}16'40''$  W. 888.95 feet; thence R.  $88^{\circ}30'30''$  E. 660.0 feet to the East line of said Section 34; thence S.  $00^{\circ}16'40''$  E. 824.0 feet along said East line to the point of beginning.

All of Section 35, Excepting therefrom those portions described in Volume 322 page 469 and in Volume M-78 on page 4281, Deed records of Klamath County, Oregon.

### Township 37 South, Range 14 East of the Willamette Meridian

Beginning at Northeast corner of NW  $\frac{1}{4}$  of Section 2, Township 37 South, Range 14 East of the Willamette; thence South 210 feet; thence West 840 feet; thence North 210 feet; thence East along the North line of said Section 2 to the place of beginning, All in Klamath County, Oregon.

A strip of land in the fractional N  $\frac{1}{2}$  of NE  $\frac{1}{4}$  of Section 2, Township 37 South, Range 14 East of the Willamette Meridian, more particularly described as follows: Beginning at a point on the North line of said Section 2, which is 185.32 feet distance, South  $89^{\circ}55'$  West from the Northeast corner of said Section; thence South  $89^{\circ}55'$  West along North line for a distance of 1,514.68 feet to a point; thence South for a distance of 24.00 feet to a point; thence North  $89^{\circ}55'$  East for a distance of 1,514.68 feet to a point; and thence North for a distance of 24.00 feet to the point of beginning.

Also the North 20 feet of Lot J in North Bly, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.