

2009-006118

Klamath County, Oregon



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05/04/2009 01:58:16 PM

Fee: \$26.00

GRANTOR:

Jane Elizabeth Meissner-Ford, Trustee
The John R. Meissner Revocable Living Trust,
UTD May 1, 2003
86 S.W. Century Drive, #105
Bend, OR 97702

GRANTEES:

Jane Elizabeth Meissner-Ford
86 S.W. Century Drive, #105
Bend, OR 97702

Julie I. Meissner
Box 194
Stanley, ID 83278

After Recording, Return to:

Anthony V. Albertazzi, Esq.
1070 NW Bond, Suite 202
Bend, Oregon 97701

Until requested otherwise, send all tax statements to:

Jane Elizabeth Meissner-Ford
86 S.W. Century Drive, #105
Bend, OR 97702

BARGAIN AND SALE DEED

Jane Elizabeth Meissner-Ford, Trustee of The John R. Meissner Revocable Living Trust, UTD May 1, 2003, Grantor, conveys to Jane Elizabeth Meissner-Ford, a married woman as her sole and separate property, as to an undivided 41.5% interest and Julie I. Meissner, a married woman as her sole and separate property, as to an undivided 58.5% interest, Grantees; to be held as tenants in common, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Exhibit "A" attached hereto and made a part hereof

The true and actual consideration for this conveyance, stated in terms of dollars, is \$0.00; trust estate distribution.

THIS INSTRUMENT WILL 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.

Dated this 28th day of April, 2009.

Jane E Meissner-Ford
Jane Elizabeth Meissner-Ford, Trustee

STATE OF OREGON, County of Deschutes) ss.

This instrument was acknowledged before me on the 28 day of April, 2009, by Jane Elizabeth Meissner-Ford.

Pamela J. Kandara
Notary Public for Oregon
My Commission Expires 10.22.09

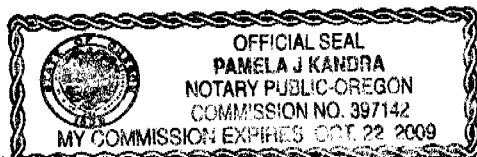


EXHIBIT "A"

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

Parcel 1:

That portion of the SE1/4NE1/4 of Section 18, Township 24 South, Range 7 East of the Willamette Meridian, described as follows:

Commencing at the East quarter corner of Section 18, a #5 aluminum-capped steel rod driven into a 2" pipe, the initial point of Crescent Pines Subdivision; thence along a line of Crescent Pines Subdivision, N. 74°55'34" W. 274.73 feet to a #5 steel rod at the Northeast PC of Pine Creek Loop; thence along the Northeast line of Pine Creek Loop, N. 52°43'28" W. 667.13 feet to a #5 steel rod, the point of beginning for this Parcel; thence along a line at right angle to Pine Creek Loop, N. 37°16'32" E. 230.00 feet to a #5 steel rod; thence along a line parallel with Pine Creek Loop, N. 52°43'28" W. 190.00 feet to a #5 steel rod; thence along a line at right angle to Pine Creek Loop, N. 37°16'32" E. 235.30 feet to a #5 steel rod along the Southwest line of Oregon State Highway #58; thence along the Southwest line of said Highway and 40 feet from the centerline thereof, S. 52°44'43" E. 380.00 feet to a #5 steel rod; thence along a line at right angle to Pine Creek Loop, S. 37°16'32" W. 465.44 feet to a #5 steel rod along the Northeast line of Pine Creek Loop; thence along the Northeast line of Pine Creek Loop; thence along the Northeast line of Pine Creek Loop and 30 feet from the centerline thereof, N. 52°43'28" W. 190.00 feet to the point of beginning.

There is included within these bounds, an easement 10 feet in width along the Northeast bound hereof for purposes of drainage.