

2009-008140

Klamath County, Oregon

AFTER RECORDING, RETURN TO:

Emily V. Karr  
Stoel Rives LLP  
900 SW Fifth Avenue, Suite 2600  
Portland, OR 97204-1268



00067657200900081400030036

06/12/2009 09:23:26 AM

Fee: \$31.00

Until a change is requested, send all tax statements to:

Dorothy A. Bergquist, Trustee  
4312 Hunt Club Lane  
Westlake Village, CA 91361

Tax Account No.: R133322

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### BARGAIN AND SALE DEED

Dorothy A. Bergquist, Trustee of THE MAX BERGQUIST FAMILY TRUST u/a/t dated May 30, 1974, as amended ("Grantor") conveys to Dorothy A. Bergquist and Judy M. Bergquist, as Trustees of THE MAX BERGQUIST FAMILY SURVIVOR'S TRUST u/a/t dated May 30, 1974, as amended and Dorothy A. Bergquist and Judy M. Bergquist, as Trustees of THE MAX BERGQUIST FAMILY MARITAL TRUST u/a/t dated May 30, 1974, as amended, as Tenants in Common ("Grantees"), each as to an undivided one-half interest, the following real property situated in Klamath County, Oregon:

Beginning at a point which is N 89° 29' W 1184 feet from the East 1/16 corner of Section 25 – T23S – R9E W.M. and along the center-line of said Section 25; thence S1° 15' W 661.53 feet; thence N 89° 27' W 686.02 feet to the center of the Pacific Gas Transmission Line right-of-way; thence N 35° 20' E 805.25 feet along the center of said right-of-way; thence S 89° 29' E 234.71 feet more or less to the point of beginning.

The above described parcel of land lying in a portion of the NW 1/4 SE 1/4 and a portion of the NE 1/4 SW 1/4 SECTION 25, T23S – R9E – W.M. Klamath County, Oregon contains 6.99 acres more less.

(Subject to 50 feet of right-of-way for Pacific Gas Line on West side which contains 0.92 acres)

(Subject to 30 feet of right-of-way for street on South side)

The true consideration for this conveyance is \$0.00.

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 2nd day of June, 2009.

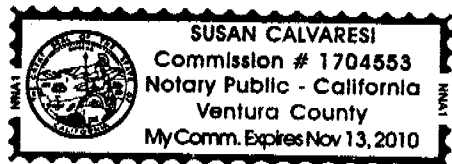
Dorothy A. Bergquist  
Dorothy A. Bergquist, Trustee  
THE MAX BERGQUIST FAMILY TRUST u/a/t dated  
May 30, 1974, as amended

STATE OF CALIFORNIA )  
County of VENTURA ) ss.

On June 2, 2009 before me, SUSAN CALVARES,  
a notary public in and for said County and State, personally appeared Dorothy A. Bergquist,  
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person  
whose names is subscribed to the within instrument and acknowledged to me that she executed  
the same in her authorized capacity, and that by her signature on the instrument the person, or the  
entity upon behalf of which the person, acted, executed the instrument.

WITNESS my hand and official seal.

Susan Calvaresi  
(Signature of Notary Public)



# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

VENTURA

On

June 2, 2009

before me,

SUSAN

CALVARESI

Here Insert Name and Title of the Officer

personally appeared

Dorothy A.

BERGQUIST

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) I subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature

*Susan Calvaresi*

Signature of Notary Public

## OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

### Description of Attached Document

Title or Type of Document:

BARGAN + SALE DEED

Document Date:

6-2-09

Number of Pages:

TWO

Signer(s) Other Than Named Above:

N/A

### Capacity(ies) Claimed by Signer(s)

Signer's Name:

Dorothy Bergquist

☒ Individual

☐ Corporate Officer — Title(s):

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other:

Signer Is Representing:

SELF

Signer's Name:

☐ Individual

☐ Corporate Officer — Title(s):

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

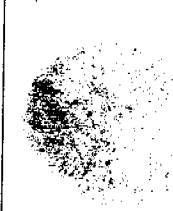
☐ Trustee

☐ Guardian or Conservator

☐ Other:

Signer Is Representing:

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here



RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

