

WTC 85299-SH

THE GUAY FAMILY TRUST, DATED MAY
23, 2006

THIS SP

2009-008307

Klamath County, Oregon



00067864200900083070020023

06/15/2009 03:38:21 PM

Fee: \$26.00

Grantor's Name and Address

LEWIS R. GUAY
2812 AURORA DRIVE
KLAMATH FALLS, OR 97603

Grantee's Name and Address

After recording return to:
LEWIS R. GUAY
2812 AURORA DRIVE
KLAMATH FALLS, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:

LEWIS R. GUAY
2812 AURORA DRIVE
KLAMATH FALLS, OR 97603

Escrow No. MT85299-SH
BSD

BARGAIN AND SALE DEED

/ LEWIS R. GUAY AND JUDITH F. GUAY AS TRUSTEES OF
KNOW ALL MEN BY THESE PRESENTS, That/THE GUAY FAMILY TRUST, DATED MAY 23,
2006, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell
and convey unto LEWIS R. GUAY and JUDITH F. GUAY, as tenants by the entirety, 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 anyway appertaining, situated in
the County of **KLAMATH**, State of Oregon, described as follows, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF 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.

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 **\$0.00**.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part
of the consideration.

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 this 10 day of June, 2009; if a
corporate grantor, 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.

THE GUAY FAMILY TRUST, DATED MAY 23, 2006

*Jr.

BY:

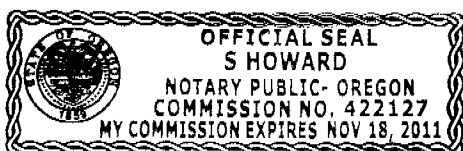
Lewis R. Guay TRUSTEE
LEWIS R. GUAY, TRUSTEE

Judith F. Guay TRUSTEE
JUDITH F. GUAY, TRUSTEE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 10, 2009 by THE GUAY FAMILY TRUST, DATED MAY
23, 2006.

/LEWIS R. GUAY AND JUDITH F. GUAY
AS TRUSTEES OF THE



S. Howard
(Notary Public for Oregon)

My commission expires 11-18-11

26amt

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land being a portion of Parcel 2 of "Minor Land Partition 31-84" situated in the SE1/4 of the SE1/4 of Section 6, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northerly corner common to Parcel 2 and Parcel 3 of said Minor Land Partition 31-84; thence South 05 ° 50' 19" West, 315.63 feet to a point on the South line of said Parcel 2; thence along said South line South 89 ° 39' 43" West, 190.01 feet, thence North 00 ° 04' 18" West, 111.20 feet to a point of curvature; thence along the arc of a 155.00 foot radius curve to the left through a central angle of 35 ° 55' 48", an arc distance of 97.20 feet (the long chord of which bears North 18 ° 02' 12" West, 95.62 feet) to a point of tangency; thence North 36 ° 00' 00" West, 0.87 feet to a point on the West line of said Parcel 2 of said Minor Land Partition 31-84; thence along said West line North 00 ° 04' 18" West, 88.56 feet to the Northwest corner of said Parcel 2; thence along the North line of said Parcel 2 North 84 ° 37' 42" East, 253.59 feet to the point of beginning. Bearings are based upon Minor Land Partition 31-84 on file at the office of the Klamath County Surveyor.

EXCEPTING THEREFROM:

A 30 foot wide strip of land being a portion of Parcel 2 of "Minor Land Partition 31-84" situated in the SE1/4 of Section 6, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southwest corner of said Parcel 2, thence North 89 ° 39' 43" East, along the South line of said Parcel 2, 30.00 feet; thence North 00 ° 04' 18" West 111.20 feet; thence, on the arc of a curve to the left (Radius equals 155.00 feet and central angle equals 35 ° 55' 42") 97.20 feet; thence North 36 ° 00' 00" West 0.87 feet to a point on the West line of said Parcel 2; thence South 00 ° 04' 18" East, along said West line, 203.00 feet to the point of beginning, containing 5,210 Sq./Ft., more or less, with bearings based on "Vale Dean Canyon - Tract 1198" on file at the office of the Klamath County Surveyor.