

EOB

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Lewis R. Guay Jr.
Judith F. Guay

Grantor's Name and Address

The Guay Family Trust

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

The Guay Family Trust
2812 Aurora Drive
Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Same as Above

STATE OF OREGON,

} ss.

2009-008370

Klamath County, Oregon



00067941200900083700020028

SPACE RESER
FOR
RECORDER'S

06/16/2009 11:25:05 AM

Fee: \$26.00

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that

Lewis R. Guay, Jr. and Judith F. Guay

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Lewis R. Guay and Judith F. Guay, Trustees of the Guay Family Trust, Dated May 23, 2006

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 any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

****See Attached Exhibit "A"

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

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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 \$ Estate Planning® However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration.® (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

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 on JUNE 11, 2009; if grantor is a corporation, 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.

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.

Lewis R. Guay, Jr.
Judith F. Guay

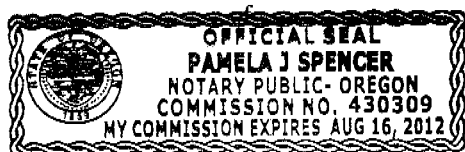
STATE OF OREGON, County of Klamath

) ss.

This instrument was acknowledged before me on JUNE 11, 2009
by Lewis R. Guay, Jr. & Judith F. Guay

This instrument was acknowledged before me on

by
as



Pamela J. Spencer
Notary Public for Oregon
My commission expires 8/16/2012

260711

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 $05^{\circ} 50' 19''$ West, 315.63 feet to a point on the South line of said Parcel 2; thence along said South line South $89^{\circ} 39' 43''$ West, 190.01 feet, thence North $00^{\circ} 04' 18''$ 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 $35^{\circ} 55' 48''$, an arc distance of 97.20 feet (the long chord of which bears North $18^{\circ} 02' 12''$ West, 95.62 feet) to a point of tangency; thence North $36^{\circ} 00' 00''$ 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 $00^{\circ} 04' 18''$ West, 88.56 feet to the Northwest corner of said Parcel 2; thence along the North line of said Parcel 2 North $84^{\circ} 37' 42''$ 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 $89^{\circ} 39' 43''$ East, along the South line of said Parcel 2, 30.00 feet; thence North $00^{\circ} 04' 18''$ West 111.20 feet; thence, on the arc of a curve to the left (Radius equals 155.00 feet and central angle equals $35^{\circ} 55' 42''$) 97.20 feet; thence North $36^{\circ} 00' 00''$ West 0.87 feet to a point on the West line of said Parcel 2; thence South $00^{\circ} 04' 18''$ 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.