

WT 85222-SH

THE CLARA CALLAHAN REVOCABLE TRUST

1742 TIERRA BUENA RD.

YUBA CITY, CA 95993

Grantor's Name and Address

JOE D. ASHBY

4517 WINTER AVE

KLAMATH FALL, OR 97603

Grantee's Name and Address

After recording return to:

JOE D. ASHBY

4517 WINTER AVE

KLAMATH FALL, OR 97603

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

JOE D. ASHBY

4517 WINTER AVE

KLAMATH FALL, OR 97603

Escrow No. MT85222-SH
BSD

THIS SP

2009-008406

Klamath County, Oregon



00067994200900084060030033

06/17/2009 11:49:50 AM

Fee: \$31.00

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That CLARA CALLAHAN, TRUSTEE OF THE CLARA CALLAHAN REVOCABLE TRUST, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JOE D. ASHBY and CHRIS E.C. ASHBY, 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 15th 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 CLARA CALLAHAN REVOCABLE TRUST

BY:

Clara Callahan

CLARA CALLAHAN, TRUSTEE

State of _____

County of _____

This instrument was acknowledged before me on _____, 2009 by CLARA CALLAHAN, TRUSTEE OF THE CLARA CALLAHAN REVOCABLE TRUST.

(Notary Public for _____)

My commission expires _____

*See attached
acknowledgment*

31amt

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of YUBA

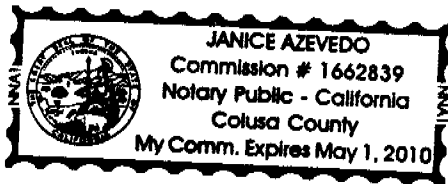
On June 15, 2009 before me, Janice Azevedo, Notary Public

Date

Here Insert Name and Title of the Officer

personally appeared CLARA CALLAHAN

Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are 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.

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.

Place Notary Seal Above

Signature

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: Bargain and Sale Deed

Document Date: 06/15/09

Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Clara Callahan

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☒ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: Clara Callahan Revocable Trust

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

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

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the S1/2 of the SW1/4 of the NW1/4 of Section 11, Township 39 South Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which lies North 1 degree 12' West a distance of 331.4 feet along the Section line and North 88° 57' East a distance of 1084.5 feet from the iron axle which marks the one quarter section corner common to Sections 10 and 11 in Township 39 South, Range 9 East of the Willamette Meridian, and running thence; continuing North 88° 57' East a distance of 135.0 feet to a point; thence North 1 degree 12' West parallel to the section line a distance of 331.4 feet, more or less, to an iron pin in the North line of the S1/2 SW1/4 NW1/4 of Section 11; thence South 88° 58' West along the said North line of the S1/2 SW1/4 NW1/4 of Section 11, a distance of 135.0 feet to an iron pin; thence South 1 degree 12' East a distance of 331.4 feet, more or less, to the point of beginning of said tract, in the S 1/2 SW1/4 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian. There is reserved for road purposes a strip of land 30 feet wide along the Southerly side of said tract.

EXCEPTING THEREFROM that portion lying within Winter Avenue.