

2009-008800

Klamath County, Oregon



00068468200900088000040049

06/25/2009 10:56:19 AM

Fee: \$36.00

BARGAIN AND SALE DEED

Grantor: Teresa A. Johnson, Trustee of the
Teresa A. Johnson Living Trust
3575 Brannon Drive
Medford, OR 97504

Grantee: Darrell E. Parton and Cora J. Parton
2146 Jeffrey Lane
Klamath Falls, OR 97603

After recording, return to
Darrell E. Parton and Cora J. Parton
2146 Jeffrey Lane
Klamath Falls, OR 97603

Send tax statements to:
Darrell E. Parton and Cora J. Parton
2146 Jeffrey Lane
Klamath Falls, OR 97603

Consideration: \$0.00

KNOW ALL MEN BY THESE PRESENTS, That **Teresa A. Johnson, as Trustee of the Teresa A. Johnson Living Trust**, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Darrell E. Parton and Cora J. Parton, husband and wife**, hereinafter called Grantees, and unto Grantees' heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Parcel 1 of Land Partition 3-07 being a replat of Lots 53, 56 and 57 of Tract 1378 - Pleasant Vista - Stage 2, situated in the SE1/4 NW1/4 of Section 1, T39S, R9E of the Willamette Meridian, Klamath County, Oregon.

(This deed is given to extinguish any claim or interest of the Grantor or anyone claiming by, through or under the Grantor to the above described parcel and, in particular, any claim of the Grantor to the real property, as described on Exhibit A, attached hereto and incorporated by this reference.)

To Have and to Hold the same unto the said 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 good and valuable consideration.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

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

Returned to County

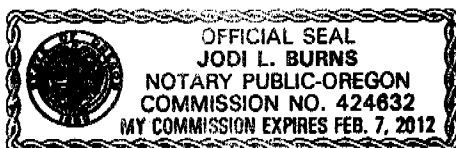
THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

In Witness Whereof, the Grantor has executed this instrument this June 8 day of ~~May~~ ^{June}, 2009; if a corporate Grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

Teresa A. Johnson
Teresa A. Johnson, as Trustee of the
Teresa A. Johnson Living Trust

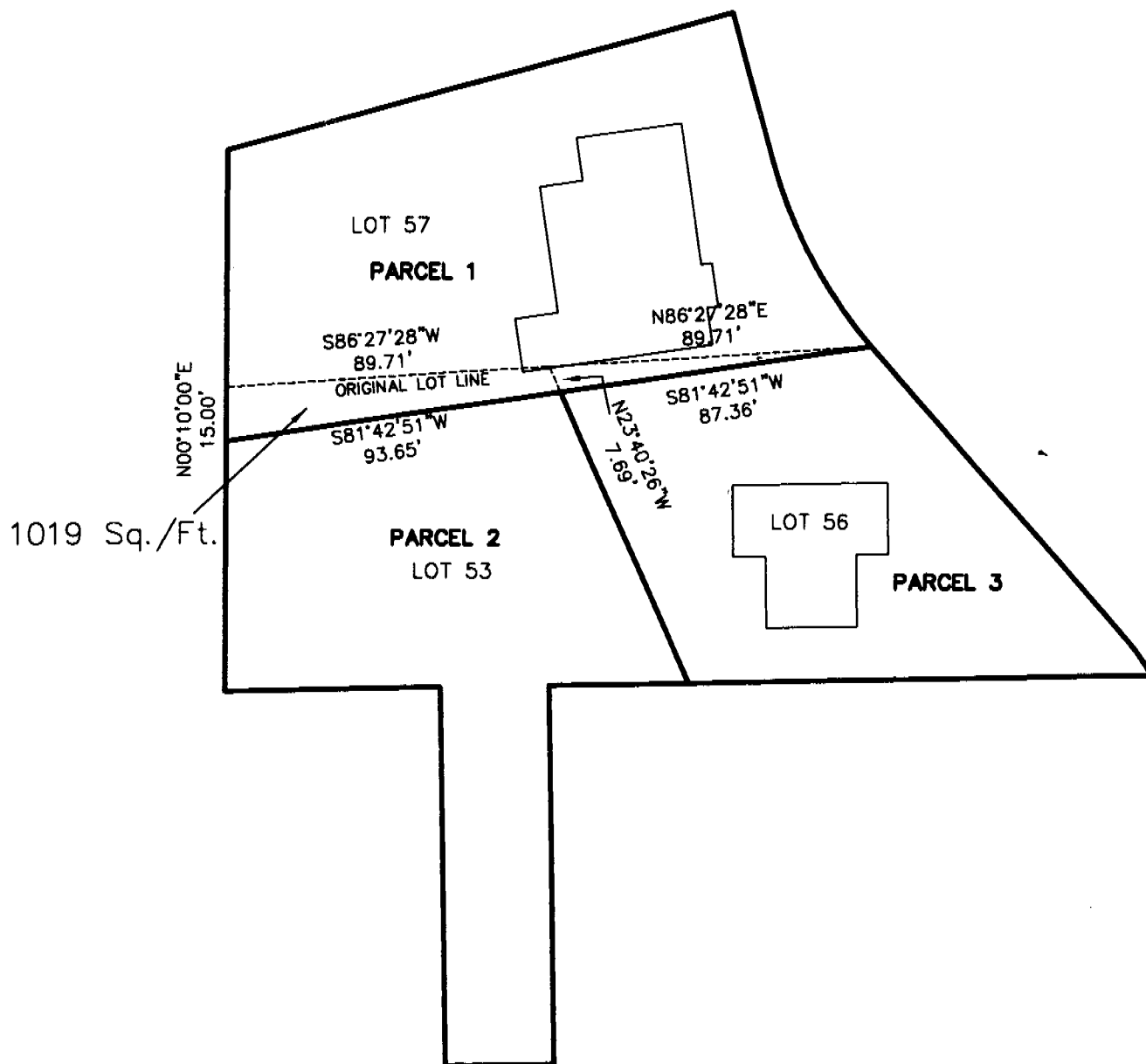
STATE OF OREGON)
County of Jackson SS

This instrument was acknowledged before me on June 8 ~~May~~, 2009 by Teresa A. Johnson, as Trustee of the Teresa A. Johnson Living Trust.



Jodi L. Burns
Notary Public for Oregon
My Commission Expires: 2.7.2012

LAND PARTITION 3-07



TRU SURVEYING, INC. LINE

2333 SUMMERS LANE
KLAMATH FALLS, OREGON 97603
PHONE: (541) 884-3691

DENNIS A ENSOR O.L.S

JOHN HEATON L.S.I.T.

FEBRUARY 27, 2008

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF PARCEL 1 OF "LAND PARTITION 3-07", SAID LAND PARTITION BEING A REPLAT OF LOTS 53, 56, AND 57 OF "TRACT 1378 - PLEASANT VISTA - STAGE 2", SITUATED IN THE SE1/4 NW1/4 OF SECTION 1. T39S, R9EWM, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 1, SAID POINT BEING S00°10'00"W 15.00 FEET FROM THE NORTHWEST CORNER OF SAID LOT 53; THENCE N00°10'00"E 15.00 FEET TO THE SAID NORTHEAST CORNER OF LOT 53; THENCE N86°27'28"E, ALONG THE NORTH LINE OF SAID LOT 53, 89.71 FEET TO THE NORTHEAST CORNER OF SAID LOT 53; THENCE S23°40'26"E, ALONG THE EAST LINE OF SAID LOT 53, 7.69 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL 1; THENCE S81°42'51"W 93.65 FEET TO THE POINT OF BEGINNING, CONTAINING 1019 SQUARE FEET, MORE OR LESS, WITH BEARINGS BASED ON SAID "LAND PARTITION 3-07", ON FILE AT THE OFFICE OF THE KLAMATH COUNTY CLERK. THE INTENT OF THIS LEGAL DESCRIPTION IS TO DESCRIBE THAT PORTION OF LOT 53 WHICH IS NOW PART OF PARCEL 1 OF "LAND PARTITION 3-07".

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Dennis A. Ensor

OREGON
JULY 25, 1990
DENNIS A. ENSOR
2442

Dennis A. Ensor
DENNIS A. ENSOR O.L.S. 2442

EXPIRES 12/31/07

EXHIBIT NO. A