

2009-010143

Klamath County, Oregon



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07/27/2009 02:55:05 PM

Fee: \$26.00

After recording, mail to:
Melvin D. Ferguson
Attorney at Law
514 Walnut Avenue
Klamath Falls, Oregon 97601

Send tax statements to:
Bruce E. Bothwell
3850 Chestnut Avenue
Long Beach, CA 90807

BARGAIN AND SALE DEED

Bruce E. Bothwell, Successor Trustee of the Jack and Mary Bothwell 2002 Trust, Grantor, conveys and warrants to Bruce E. Bothwell and Nancy J. Long, Grantees, as tenants in common, the following described real property situate in Klamath County, Oregon:

Lots 10, 11, 12 and S½ SW¼ of Section 10, and Lots 2, 3 and 6 of Section 9, Township 34 South Range 7 East of the Willamette Meridian.

Commonly known as Yalealant Ranch Property, 45800 Moon St., Chiloquin, OR.

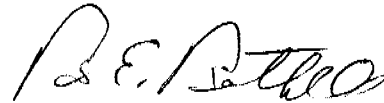
There is no consideration for this conveyance. It is a testamentary devise pursuant to the terms of the Jack and Mary Bothwell 2002 Trust.

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 14th day of July, 2009.

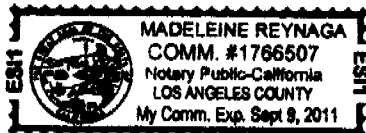
GRANTOR



Bruce E. Bothwell, Successor Trustee of
the Jack and Mary Bothwell 2002 Trust

STATE OF CALIFORNIA)
) ss.
County of LOS Angeles)

Personally appeared the above-named Bruce E. Bothwell, as Successor Trustee of the Jack and Mary 2002 Trust, on the 14 day of July, 2009, and acknowledged the foregoing instrument to be his voluntary act. Before me:



Notary Public for California

My Commission Expires: Sept. 9, 2011