

**BARGAIN & SALE DEED**

William C. Wagner and Jean Ann Wagner  
65 Oak Court  
Eugene, Oregon 97405  
**GRANTORS**

William C. Wagner and Jean A. Wagner,  
Trustees of the Jean A. Wagner Trust dated January 7, 1999  
65 Oak Court  
Eugene, Oregon 97405  
**GRANTEES**

**2009-010176**

**Klamath County, Oregon**



00070135200900101760020025

07/28/2009 08:10:36 AM

Fee: \$26.00

**After recording return to:**

Leahy, Van Vactor & Cox, LLP  
223 A Street, Suite D  
Springfield OR 97477

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

William C. Wagner and Jean A. Wagner,  
Trustees of the Jean A. Wagner Trust dated January 7, 1999  
65 Oak Court  
Eugene, Oregon 97405

William C. Wagner and Jean Ann Wagner, husband and wife, Grantors, convey to William C. Wagner and Jean A. Wagner, Trustees of the Jean A. Wagner Trust dated January 7, 1999, Grantees, the following-described real property situated in Klamath Falls, Klamath County, State of Oregon.

ATTACHED AS EXHIBIT "A"

The true consideration for this conveyance is other than monetary.

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 215.101, 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, 195.201 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

DATED the 23rd day of July, 2009.

William C. Wagner

Jean A. Wagner

STATE OF OREGON, County of Lane ) ss.

The foregoing instrument was acknowledged before me the 23rd day of July, 2009, by William C. Wagner and Jean A. Wagner.



Notary Public for Oregon  
My Commission Expires: 27 October 2010

## **EXHIBIT A**

South 1/2 of Lot #14: S1/2 N1/2 E1/2 E1/2 NW1/4 SE1/4 Section 10,  
TWP 25S, R8E W.M. 2 1/2 acres m or l. Subject to a ten foot  
(10 ft.) Easement on West boundary for mutual roadway and  
all other roadway purposes. Subject to power utility easement.  
Subject to reservations and restrictions of record.