

Returned @ Counter

2009-011192

Klamath County, Oregon



00071351200900111920020026

After recording return to
and send tax statements to:

John S. Poole
3100 Turner Road SE, Unit 813
Salem, OR 97302

08/20/2009 10:53:55 AM

Fee: \$26.00

BARGAIN AND SALE DEED

JOHN S. POOLE, SUCCESSOR TRUSTEE OF THE WARREN M. POOLE SURVIVOR'S TRUST U/A 12/17/1992, as amended, hereinafter referred to as Grantor, conveys to JOHN S. POOLE, an individual, hereinafter referred to as Grantee, all of Grantor's interest in that certain real property and improvements situated in the County of Klamath, State of Oregon, described as follows to wit and hereinafter referred to as "the Property":

SEE ATTACHED EXHIBIT "A", which is hereby incorporated by reference

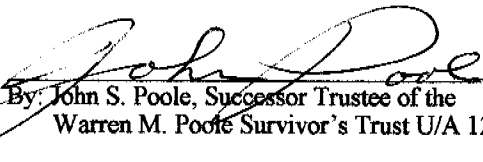
SUBJECT TO AND EXCEPTING: All liens, encumbrances, easements or any other interest of record, of any type or nature.

TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's successors and assigns forever.

There is no consideration paid for this transfer. The transfer is made in connection with a distribution to Grantee as the sole beneficiary of the Warren M. Poole Survivor's Trust U/A 12/17/1992.

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.

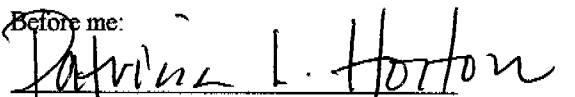
IN WITNESS WHEREOF, Grantor has executed this instrument as of this 20 day of August, 2009.


By: John S. Poole, Successor Trustee of the
Warren M. Poole Survivor's Trust U/A 12/17/1992

STATE OF OREGON)
County of Klamath) ss.

This instrument was acknowledged before me on this 20 day of August, 2009, by John S. Poole, who acknowledged that he is the Successor Trustee of the Warren M. Poole Survivor's Trust U/A 12/17/1992.



Before me:

Notary Public for Oregon
My commission expires: Feb 22, 2012

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.

EXHIBIT "A"

January 2, 2008

Legal Description

Being lots 1-5 and a portion of lot 6 and a portion of the vacated alley of "Fehlen Shopping Center Lots", situated in the SW1/4 SE1/4 of section 34, T38S, R9EWM, Klamath County, Oregon being more particularly described as follows:

Beginning at a 2" iron pipe being the initial point as indicated on the plat of "Tract 1272 - CU Building Condominiums" on file at the office of the Klamath County Surveyor, and being at a point on the northeasterly right of way line of Crater Lake Parkway; thence, N39°36'00"W, along the said northeasterly right of way line 392.44 feet; thence, N00°23'00"E 125.70 feet; thence, S85°27'11"E 305.48 feet; thence, S39°35'00"E 307.79 feet; thence, S50°54'25"W 30.07 feet; thence, S57°03'58"W 271.64 feet to the point of beginning containing 2.86 acres more or less with bearings based on R.O.S. 7441 on file at the office of the Klamath County Surveyor.