

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: Wayne K. Bercot 4314 Memorie Lane Klamath Falls, OR 97603
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12/15/2009 03:17:47 PM

Fee: \$42.00

-BARGAIN AND SALE DEED-

Maurice E. Bercot aka M. E. Bercot, Trustee of the Bercot Family Trust uda February 6, 1990, as restated on February 23, 2009, Grantor, conveys to Wayne Kessler Bercot, Grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

See Attached Exhibit "A"

The true and actual consideration for this transfer is zero dollars (\$.00).

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352

DATED this 9th day of December 2009.

Maurice E. Bercot
Maurice E. Bercot, Trustee of
the Bercot Family Trust

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 9 day of December 2009, the above-named Maurice E. Bercot, Trustee of the Bercot Family Trust and acknowledged the foregoing instrument to be his voluntary act.

Karen A Baker
Notary Public for Oregon
My Commission expires: 9-20-2013

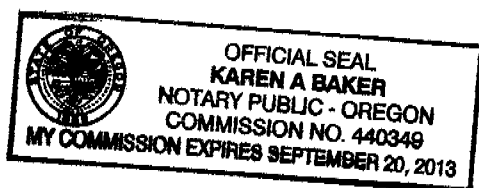


EXHIBIT "A"

PARCEL 1:

A portion of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 16, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows: Beginning at the intersection of the Northeasterly boundary of the Southern Pacific Railroad right of way and the Westerly line of the County Road right of way which runs North and South along the East line of said Section 16; thence North along the West line of said County Road a distance of 600 feet; thence West to the Northeasterly line of said railroad; thence along said railroad line including the widened portion in a Southeasterly direction to the point of beginning.

EXCEPTING THEREFROM: A tract of land situated in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 16, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of said Section 16; thence North 00°11'09" East 742.06 feet, along the section line, and North 89°48'51" West 275.53 feet to the true point of beginning of this description; thence continuing North 89°48'51" West 274.83 feet to the Northeasterly right of way line of Southern Pacific Railroad; thence South 33°30'54" East, along said right of way, 53.11 feet; thence North 79°58'39" East 249.31 feet to the point of beginning.

PARCEL 2:

A tract of land situated in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 16, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at the Southeast corner of said Section 16 thence North 00°11'09" East 742.06 feet and North 89°48'51" West 30.00 feet, to a point on the West right of way line of Washburn Way and being the true point of beginning of this description; thence continuing North 89°48'51" West 245.53 feet; thence North 79°58'39" East 56.43 feet; thence South 89°48'51" East 190.00 feet to the West right of way line of Washburn Way; thence South 00°11'09" West 10.00 feet to the point of beginning.