

After Recording, return to:

Alice M. Carson, Trustee
11700 Sprague River Road
Chiloquin, OR 97624

2010-000296

Klamath County, Oregon



00077771201000002960020024

01/08/2010 03:50:57 PM

Fee: \$42.00

**Until requested otherwise, send all
tax statements to:**

Alice M. Carson, Trustee
11700 Sprague River Road
Chiloquin, OR 97624

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that **ALICE M. CARSON**, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell, and convey unto **ALICE M. CARSON, TRUSTEE OF THE CARSON FAMILY REVOCABLE LIVING TRUST**, hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of the grantor's right, title and interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in **KLAMATH County, State of Oregon**, described as follows, to wit:

See Exhibit A

Commonly known as: 11700 Sprague River Road, Chiloquin, OR 97624

To Have and to Hold the same unto 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, per trust agreement.

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

IN WITNESS WHEREOF, the grantor has executed this instrument this 8 day of January, 20 10; if grantor is a corporation, it has caused its named to be signed and its seal, if any affixed by an officer or other person duly authorized to do so by order of its board of directors.

ALICE M. CARSON

THIS INSTRUMENT WILL 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on January 8, 2010
by **ALICE M. CARSON**.



NOTARY PUBLIC FOR OREGON
My Commission Expires: 7/31/2013

Exhibit A

A parcel of land situated in the SW $\frac{1}{4}$ of Section 5, T35S, R9E, W.M., Klamath County, Oregon being more particularly described as follows: Beginning at a 5/8 inch iron pin marking the southeast corner of said SW $\frac{1}{4}$; thence N89°35' 56" W along the south line of said Section 5, 912.37 feet to the mean centerline of Sprague River; thence N10°21' 27" W along said river centerline and the extension thereof 1343 feet more or less to the north line of the S $\frac{1}{4}$ of said SW $\frac{1}{4}$; thence easterly along said north line of the S $\frac{1}{4}$ SW $\frac{1}{4}$, 65 feet more or less to the southwest right-of-way line of the Sprague River-Chiloquin Highway; thence Southeasterly along said right-of-way line, 1335 feet more or less to the east line of said SW $\frac{1}{4}$; thence leaving said right-of-way line southerly along said east line SW $\frac{1}{4}$ 555 feet more or less to the point of beginning.