

Grantor: Kenneth A. and Karen Cox
Grantee: Cox Revocable Living Trust

After Recording, Return to:
DAVID W. SMILEY, P.C.
86 SW Century Drive, PMB 333
Bend, Oregon 97702

2010-000972
Klamath County, Oregon



01/27/2010 10:19:49 AM

Fee: \$42.00

BARGAIN AND SALE DEED

KENNETH A. COX and KAREN COX, husband and wife, Grantor(s), conveys to KENNETH A. COX and KAREN COX, Trustee, or successor in trust, of the COX REVOCABLE LIVING TRUST, U/A/D July 13, 2009, as restated on October 13, 2009, and subsequently amended or restated, Grantee, the following described real property located in Klamath County, Oregon to wit:

See EXHIBIT "A" attached hereto and by this reference incorporated herein.

SUBJECT TO all reservations, encumbrances, restrictions, rights of way, covenants, patents, assessments, and easements of record.

The true and actual consideration for this conveyance is \$0 and other good and valuable consideration.

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 II, 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 II, CHAPTER 424, OREGON LAWS 2007.

Until a change is requested, all tax statements are to be sent to the following address: P.O. Box 68, Crescent, Oregon, 97733.

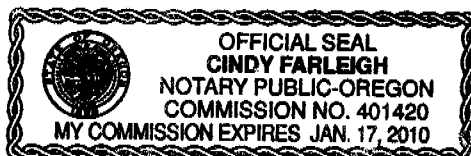
DATED this 13 day of October, 2009.

KENNETH A. COX, Grantor

KAREN COX, Grantor

STATE OF OREGON)
) ss.
County of Deschutes)

This instrument was acknowledged before me this 13th day of October, 2009 by Kenneth A. Cox and Karen Cox as Grantors.



Notary Public for Oregon

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A parcel of land situate in the NW1/4 NW1/4 of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at a point 877.68 feet East from the Northwest corner of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence in a Southwesterly direction along the West line of Highway 97, 255 feet; thence Northwesterly, at right angles to said Highway, 200 feet to the point of description beginning; thence Southwesterly parallel to said Highway, 50 feet; thence Northwesterly at right angles to said Highway, 100 feet; thence in a Northeasterly direction parallel to said Highway, 50 feet; thence in a Southeasterly direction, at right angles to said Highway, 100 feet to point of beginning.

PARCEL 2:

A parcel of land situate in the NW1/4 NW1/4 of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at a point 877.68 feet East from the Northwest corner of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence in a Southwesterly direction along the West line of Highway 97, 155 feet; thence Northwesterly, at right angles to said Highway, 200 feet to the point of description beginning; thence Southwesterly parallel to said Highway, 100 feet; thence Northwesterly at right angles to said Highway, 100 feet; thence in a Northeasterly direction parallel to said Highway, 100 feet; thence in a Southeasterly direction, at right angles to said Highway, 100 feet to point of beginning.

PARCEL 3:

A parcel of land situate in the NW1/4 NW1/4 of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Beginning at a point, a 2 1/2" brass capped steel pipe buried in a dirt road at the intersection of North line of Section 31 and the SE line of the Klamath Northern Railroad and 50 feet from the centerline thereof, from which the NW corner of said Section 31 bears North 89 degrees 04' 28" West 354.27 feet; thence along said North line of Section 31, South 89 degrees 04' 28" East 185.84 feet to a 2 1/2" brass-capped steel pipe; thence along a line parallel with U.S. Highway 97, South 25 degrees 16' 43" West 146.60 feet to a #5 plastic capped steel rod; thence along a line at right angle to U.S. Highway 97, South 64 degrees 43' 17" East 100.00 feet to a point; thence along a line parallel with said NW line of U.S. Highway 97 and 230.00 feet from the centerline thereof, South 25 degrees 16' 43" West 29.75 feet to a point; thence along a line at right angle to U.S. Highway 97, North 64 degrees 43' 17" West 293.91 feet a point along the Southeast line of the Klamath Northern Railroad and 50 feet from the centerline thereof, thence along the Southeast line of the Klamath Northern Railroad, North 39 degrees 04' 41" East 103.15 feet to the point of beginning.