

UTC 87046-KR

After recording return to:  
Thomas J. Shaw  
P. O. Box 257  
Klamath Falls, OR 97601

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

NO CHANGE

2010-001838

Klamath County, Oregon



00079491201000018380020027

02/03/2010 11:16:38 AM

Fee: \$42.00

**STATUTORY  
BARGAIN AND SALE DEED**

**Thomas J. Shaw, as trustee of the T. J. S. Trust and Barbara Kay Shaw, Grantor, conveys to Thomas J. Shaw and Barbara Kay Shaw, as tenants by the entirety, Grantee, the following described real property situated in Klamath County, Oregon, to-wit:**

**See Attached Exhibit "A"**

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHT, 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.

The true consideration for this conveyance is \$~~0~~This conveyance is made in accordance with Lot line adjustment and to create new legal descriptions for each lot. (Here comply with the requirements of ORS 93.030).

Dated this January 27<sup>th</sup>, 2010.

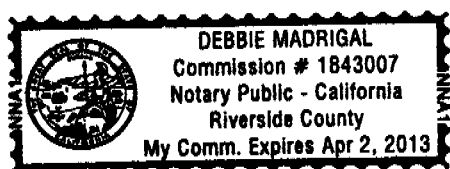
Thomas J Shaw  
Thomas J Shaw, Trustee

Barbara Kay Shaw  
Barbara Kay Shaw

STATE OF California } ss  
County of Riverside

This instrument was acknowledged before me on January 27, 2010  
by Thomas J. Shaw as Trustee of the T. J. S. Trust and Barbara Kay Shaw, individually

D. Madrigal  
Notary Public for Riverside, CA



My commission expires April 2, 2013

42AMT

EXHIBIT "A"  
Legal Description

A TRACT OF LAND LOCATED IN THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 20, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, CITY OF KLAMATH FALLS, KLAMATH COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOT 21 OF "TRACT 1145, NOB HILL REPLAT", TOGETHER WITH THE MOST WESTERLY 10.00 FEET OF LOTS 26 AND 27 OF SAID TRACT 1145.

CONTAINING APPROXIMATELY 12,710 SQUARE FEET OR 0.29 ACRES, MORE OR LESS.

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS PER THE PLAT OF "TRACT 1145, NOB HILL REPLAT" OF THE KLAMATH COUNTY SURVEY RECORDS.