

MT 86905-SH

THIS SPACE RES

2010-002262

Klamath County, Oregon

BETH SHIRONAKA



00079982201000022620030032

02/12/2010 11:23:15 AM

Fee: \$47.00

Grantor's Name and Address

THE JIANG MIN TRUST

Grantee's Name and Address

After recording return to:

THE JIANG MIN TRUST

3988 N SASSY DRIVE

MARANA, AZ 85653

Until a change is requested all tax statements

shall be sent to the following address:

SAME AS ABOVE

Escrow No. MT86905-SH

BSD-EM r.012910

### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That BETH SHIRONAKA, AN UNMARRIED WOMAN, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto BRETT ADAMS, TRUSTEE OF THE JIANG MIN TRUST, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining, situated in the County of KLAMATH, State of Oregon, described as follows, to wit:

#### SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 **\$ TO CONVEY TITLE.**

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

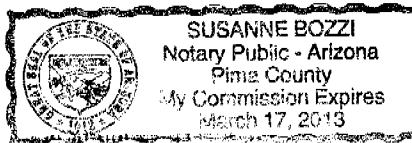
In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

47Amt

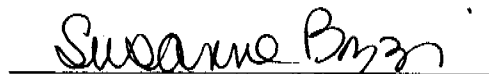
In Witness Whereof, the grantor has executed this instrument this 9<sup>th</sup> day of February, 2010; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

  
BETH SHIRONAKA



State of AZ  
County of Pima

This instrument was acknowledged before me on 2/9, 2010 by BETH SHIRONAKA.

  
(Notary Public for AZ)

My commission expires 3/17/2013

**Exhibit "A"**  
**Legal Description**

An undivided 1/80 interest in and to the following, to-wit:

A tract of land situated in the SW  $\frac{1}{4}$  SE  $\frac{1}{4}$  of Section 11 and the NE  $\frac{1}{4}$  of Section 14, all in Township 35 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin on the West line of the SW  $\frac{1}{4}$  SE  $\frac{1}{4}$  of said Section 11, said point being North  $0^{\circ}07'13''$  West, a distance of 71.79 feet from the South one-fourth corner of said Section 11, thence South  $62^{\circ}56'13''$  East 572.55 feet; thence on the arc of a 130-foot radius curve to the right 24.17 feet; thence South  $52^{\circ}17'05''$  East 440.74 feet; thence on the arc of a 130-foot radius curve to the right 33.42 feet; thence South  $37^{\circ}33'14''$  East 141.09 feet; thence on the arc of a 130-foot radius curve to the right 71.41 feet; thence South  $06^{\circ}04'53''$  East 158.13 feet; thence on the arc of a 70-foot radius curve to the left 78.84 feet; thence South  $71^{\circ}26'17''$  East 279.26 feet; thence South  $72^{\circ}06'37''$  East 210.79 feet; thence on the arc of a 130-foot radius curve to the right 129.94 feet; thence South  $14^{\circ}47'22''$  East 269.56 feet; thence South  $30^{\circ}$  East to the intersection with the thread or centerline of Sprague River; thence Northwesterly along the thread of the Sprague River to its intersection with the West line of the SW  $\frac{1}{4}$  SE  $\frac{1}{4}$  of said Section 11; thence South  $0^{\circ}07'113''$  East along said West line to the point of beginning.