

NOTE 87046KR

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

2010-001837

Klamath County, Oregon



02/03/2010 11:15:40 AM

Fee: \$42.00

2010-002303

Klamath County, Oregon



00080038201000023030020029

02/16/2010 11:14:36 AM

Fee: \$42.00

STATUTORY
BARGAIN AND SALE DEED

Thomas J. Shaw, as trustee of the T. J. S. Trust, 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"

*** Re-recorded to correct a scrivener's error in the legal description of the document recorded February 3, 2010 in Volume 2010-001837,

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, 2010.

Thomas J. Shaw
Thomas J Shaw, Trustee



STATE OF Calif. } 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

S. A. Bardsnes
Notary Public for Riverside Co.
My commission expires Sept, 13, 2012

42amt

EXHIBIT "A"
Legal Description

Parcel 1:

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:

IN BLOCK 2

ALL OF LOT 26 OF "TRACT 1145, NOB HILL REPLAT", EXCEPTING THEREFROM THE WESTERLY 10.00 FEET OF SAID LOT, AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL: COMMENCING AT THE WESTERLY CORNER COMMON TO SAID LOTS 26 AND 27, THENCE SOUTH 47°41'54" EAST ALONG THE PLATTED LOT LINE BETWEEN SAID LOTS 26 AND 27, 10.00 FEET TO THE POINT OF BEGINNING. THENCE CONTINUING SOUTH 47°41'54" EAST ALONG SAID PLATTED LOT LINE, 99.48 FEET TO THE EASTERLY CORNER COMMON TO SAID LOTS, SAID CORNER BEING LOCATED ON THE WESTERLY RIGHT-OF-WAY LINE OF MOUNTAIN VIEW BLVD., 30.00 FEET TO CENTERLINE WHEN MEASURED PERPENDICULAR TO SAID CENTERLINE; THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 42°15'12" WEST 1.30 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE NORTH 46°56'58" WEST 99.49 FEET TO THE POINT OF BEGINNING.

CONTAINING APPROXIMATELY 7,433 SQUARE FEET OR 0.17 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.

Parcel 2:

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:

IN BLOCK 2

ALL OF LOT 27 OF "TRACT 1145, NOB HILL REPLAT", EXCEPTING THEREFROM THE WESTERLY 10.00 FEET OF SAID LOT, AND TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL: COMMENCING AT THE WESTERLY CORNER COMMON TO SAID LOTS 26 AND 27, THENCE SOUTH 47°41'54" EAST ALONG THE PLATTED LOT LINE BETWEEN SAID LOTS 26 AND 27, 10.00 FEET TO THE POINT OF BEGINNING. THENCE CONTINUING SOUTH 47°41'54" EAST ALONG SAID PLATTED LOT LINE, 99.48 FEET TO THE EASTERLY CORNER COMMON TO SAID LOTS, SAID CORNER BEING LOCATED ON THE WESTERLY RIGHT-OF-WAY LINE OF MOUNTAIN VIEW BLVD., 30.00 FEET TO CENTERLINE WHEN MEASURED PERPENDICULAR TO SAID CENTERLINE; THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 42°15'12" WEST 1.30 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE NORTH 46°56'58" WEST 99.49 FEET TO THE POINT OF BEGINNING.

CONTAINING APPROXIMATELY 7,005 SQUARE FEET OR 0.16 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.