

AFTER RECORDING, RETURN TO:
William M. Ganong
Attorney at Law
514 Walnut Avenue
Klamath Falls OR 97601

2010-002345

Klamath County, Oregon



00080088201000023450020029

SEND TAX STATEMENTS TO:

No Change

02/17/2010 08:58:35 AM

Fee: \$42.00

BARGAIN AND SALE DEED

Margaret Mary Cain, Grantor, conveys unto Mary Cain, as Trustee of the Mary Cain Family Trust, uad February 12, 2010, and her successors in Trust, Grantees, her interest in the real property located in Klamath County, Oregon, which is more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference.

Klamath County Assessor's Parcel No. R-3811-V3400-800
and Property Tax Account No. R-484728

This deed is made for estate planning purposes and no consideration has been paid heretofore.

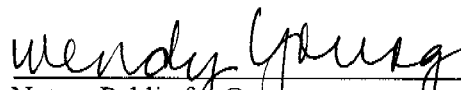
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT 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.

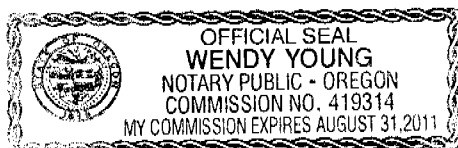
Dated this 12th day of February, 2010.


Margaret Mary Cain

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on February 12, 2010 by Margaret Mary Cain.


Notary Public for Oregon
My Commission Expires: 8.31.2011



26984

A parcel of land situate in the W $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 34, Township 38 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the West line of said W $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 34 which bears North a distance of 1530.0 feet from the 3/4 inch iron pipe marking the Southwest corner of said Section 34; thence continuing North along said West line a distance of 452.85 feet; thence South 89° 52' East a distance of 600.0 feet to a $\frac{1}{4}$ inch iron pin; thence South, parallel with the West line of said Section 34, a distance of 451.45 feet to a $\frac{1}{4}$ inch iron pin; thence West a distance of 600.0 feet to a $\frac{1}{4}$ inch iron pin and the point of beginning.

TOGETHER WITH A NON-EXCLUSIVE ROAD ACCESS EASEMENT DESCRIBED AS:

A strip of land 60.00 feet in width lying 30.00 feet on each side of centerline for public roadway purposes situate in the W $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 34, Township 38 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian, in the County of Klamath, State of Oregon, and more particularly described as follows:

Beginning at a point on the South line of said Section 34 from which the Southwest corner of said Section 34 bears South 89° 51' 27" West, 1291.94 feet; thence leaving said Section line North 00° 54' 00" West parallel to but 30.00 feet Westerly of a parcel of land described in Book 245, page 17, Records of Klamath County, Oregon, a distance of 452.03 feet to the beginning of a curve; thence along the arc of a 150.00 feet radius curve to the left 233.64 feet (delta 89° 14' 33"); thence leaving said curve South 89° 51' 27" West, 1134.48 to a point on the Westerly line of said Section 34 from which the SW corner of said Section 34 bears South, 600.00 feet.

TOGETHER WITH: Beginning at a point which is North 631.57 feet and East 630.00 feet from the SW corner of said Section 34; thence running North, 1349.81 feet to a point of termination.

STATE OF OREGON, COUNTY OF KLAMATH; ss.

Filed for record ~~at~~ at

this 30th day of November A. D. 1978 at 4:02 o'clock PM., and

fully recorded in Vol. 11-78 of Deeds on Page 26983

W. D. MILNE, County Clerk

Joqueline J. Miller

Fee \$6.00