

2010-002523

Klamath County, Oregon



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02/22/2010 08:23:51 AM

Fee: \$47.00

BARGAIN AND SALE DEED

Recording requested by and when recorded return to:

Robert S. Lovlien
Bryant, Lovlien & Jarvis, P.C.
PO Box 880
Bend, OR 97709

Unless a change is requested,
all tax statements shall be sent to:

Mike and Carol Hardie, Trustees
217 Ridgeview Dr.
Culver, OR 97734

The true consideration for this transfer is for estate planning purposes.

MICHAEL A. HARDIE, as to his undivided one-half (1/2) interest, Grantor, conveys to MICHAEL A. HARDIE and CAROL L. HARDIE, Trustees of the HARDIE FAMILY TRUST, u/t/a dated 29 January, 2010, an undivided one-half (1/2) interest, Grantees, in and to the following described real property:

See Exhibit "A", which is attached hereto and incorporated herein by reference.

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. 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.

DATED this 29 day of January, 2010.

Michael A. Hardie
MICHAEL A. HARDIE

STATE OF OREGON)
) ss.
COUNTY OF DESCHUTES)

The foregoing instrument was acknowledged before me this 29 day of Jan., 2010, by Michael A. Hardie.

Amber Lee Kirk
Notary Public for Oregon
My Commission Expires: 10/31/11

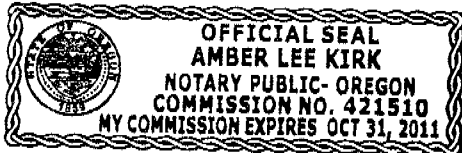


Exhibit "A"

PROPERTY DESCRIPTION

CORRECTED PARCEL "1"

A parcel of land located in the North 1/2 Southwest 1/4 of Section 1, Township 24 South, Range 6 East, of the Willamette Meridian, Klamath County, Oregon, being described as follows:

Commencing at the Southwest corner of Section 6, thence North 00 Degrees 00' 41" West along the West line of said Section 6, a distance of 1305.89 feet to the South One-Sixteenth corner between Sections 1 and 2; thence leaving said west line of Section 6, South 89 Degrees 18' 01" East 2538.39 feet to the True Point of Beginning of this description; thence North 89 Degrees 18' 01" West 105.74 feet; thence North 03 Degrees 46' 00" West a distance of 396 feet, more or less, to the centerline of Crescent Creek; thence Easterly along said centerline 69 feet, more or less; thence South 01 Degrees 44' 00" East a distance of 413 feet, more or less, to the point of beginning and there terminating.