

2010-003284

Klamath County, Oregon



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03/15/2010 09:51:05 AM

Fee: \$42.00

**BARGAIN AND SALE DEED**

**GRANTOR'S NAME & ADDRESS:**

May Brecount  
P.O. Box 1220  
Rogue River, OR 97537  
Administrator of the  
Estate of William H. Brecount, Deceased

**UNTIL A CHANGE IS REQUESTED ALL  
TAX STATEMENTS SHALL BE SENT TO:**

May Brecount  
P.O. Box 1220  
Rogue River, OR 97537

**GRANTEE'S NAME & ADDRESS:**

May Brecount, Trustee of the  
May Brecount Trust uad 06/19/08  
P.O. Box 1220  
Rogue River, OR 97537

**AFTER RECORDING RETURN TO:**

Nelson & James  
130 N.W. "D" Street  
Grants Pass, OR 97526

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**GRANTOR:** May Brecount (also known as May Beatrice Brecount and B. May Brecount),  
Administrator of the Estate of William H. Brecount, Deceased, Jackson County  
Circuit Case No.04 537-P-7.

**GRANTEE:** Trustee of the May Brecount Trust, which Trustee is May Brecount, and any Successor  
Trustees of said Trust, which Trust has been created pursuant to the "May Brecount  
Trust Agreement" of June 19, 2008, and the assigns of any said Trustee and of any  
Successor Trustee of said trust.

**CONSIDERATION:** The true and actual consideration paid for this transfer, stated in terms of  
dollars, is NONE. However, the actual consideration consists of or includes  
other property or value given or promised, which is the whole consideration.

**PROPERTY:**

The "Property" conveyed hereby is that real property with the tenements, hereditaments and  
appurtenances thereunto belonging or in anywise appertaining (including but not limited to all  
easements appurtenant thereto), situated in the County of Klamath, State of Oregon, described  
as follows:

The Northeast Quarter of the Southeast Quarter of Section 6, Township 38 South,  
Range 5 East, Willamette Meridian, Klamath County, Oregon, and all of that portion  
of the Southeast Quarter of the Northeast Quarter of said Section 6, located South of  
the Dead Indian Memorial Road right of way. The total of the above description  
equals 49.5 acres more or less.

**CONVEYANCE:**

Grantor does hereby grant, bargain, sell and convey the Property to Grantee for the consideration herein stated.

**HABENDUM:**

TO HAVE AND TO HOLD the same unto the Grantee and Grantee's successors and assigns forever.

**STATEMENT REQUIRED BY ORS 93.040:**

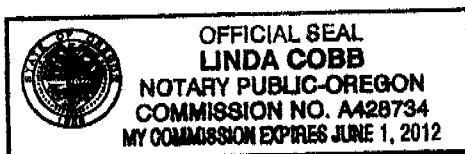
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS 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.

IN WITNESS WHEREOF, the said Grantor, has executed this deed on the 10<sup>th</sup> day of March, 2010.

May Brecount  
May Brecount/Administrator of the  
Estate of William H. Brecount, Deceased

STATE OF OREGON, County of Josephine ) ss.

This instrument was acknowledged before me on the 10<sup>th</sup> day of March, 2010, by May Brecount, who is the Administrator of the Estate of William H. Brecount, Deceased, and on behalf of which estate this instrument was executed.



Linda Cobb  
Notary Public for Oregon