

2010-004780

Klamath County, Oregon



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RECORDING COVER SHEET

THIS COVER SHEET HAS BEEN PREPARED
BY THE PERSON PRESENTING THE ATTACHED
DOCUMENT FOR RECORDING. ANY ERRORS
IN THIS COVER SHEET DO NOT AFFECT
THE TRANSACTION(S) CONTAINED IN THE
INSTRUMENT ITSELF.

04/21/2010 12:55:59 PM

Fee: \$47.00

AFTER RECORDING RETURN TO:

NEAL G. BUCHANAN, ATTORNEY AT LAW
435 OAK AVENUE
KLAMATH FALLS OR 97601

1. Name of the transaction:

Bargain and Sale Deed

2. Direct Party (Grantor):

JOHN M. and EVELYN I. PERKINS

3. Indirect Party (Grantee):

GEORGE G. and MADELINE FRENCH, Trustees under
Declaration of Trust dated August 22, 1995

4. True and Actual Consideration Paid:

This document is being re-recorded to correct the
vesting in the Grantees as GEORGE G. FRENCH and
MADELINE FRENCH, Trustees under Declaration of Trust
dated August 22, 1995. Bargain and Sale Deed
previously recorded the 9th day of July, 2003, in Vol.
M03, Page 47405 and 47406, Microfilm records of
Klamath County, Oregon.

5. Legal Description

See Attached

Record O Copy

NN
03 JUL 9 AM 10:55John M. & Evelyn I. Perkins
11640 White Goose Drive
Keno, Oregon 97627

Grantor's Name and Address

George & Madeline French
3624 Voltaire Street
San Diego, California 92106

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

John M. & Evelyn I. Perkins
P.O. Box 62
Keno, Or. 97627

Until requested otherwise, send all tax statements to (Name, Address, Zip):

John M. & Evelyn I. Perkins
P.O. Box 62
Keno, Or. 97627Vol M03 Page 47405
STATE OF OREGON,SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath

Recorded 07/09/2003 10:55 Am.

Vol M03 Pg 47405-06

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2 Deputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that

John M. & Evelyn I. Perkins

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto George & Madeline French, Trustees under Declaration of Trust dated Aug. 22, 1995 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 any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

A parcel of land situated in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 6, Township 40 South Range 8 East of the Willamette Meridian, Klamath County, Oregon, being a portion of Lot 24, Block 34, Tract No. 1081- Fifth Addition to Klamath River Acres, and being more particularly described as follows:

Beginning at a point on the easterly line of the Keno-Worden Road, said point being the westerly property corner common to Lots 24 and 25, said Block and Tract; thence on the line common to said Lots 24 and 25 North 58°16'22" East 168.98 feet to the westerly line of White Goose Drive; thence along said westerly line North 31°43'38" West 30.74 feet; thence leaving said westerly line South 47°57'45" West 171.75 feet to the point of beginning.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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 \$ 0. [Ⓢ] However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. [Ⓢ] (The sentence between the symbols [Ⓢ], if not applicable, should be deleted. See ORS 93.030.)

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.

IN WITNESS WHEREOF, the grantor has executed this instrument on July 9, 2003; if grantor is a corporation, 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.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

John M. Perkins
Evelyn I. Perkins

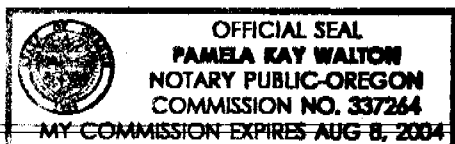
STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on July 9, 2003
by Evelyn I. Perkins & John M. Perkins

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Pamela Kay Walton
Notary Public for Oregon
My commission expires 8-8-04

26CA

DESCRIPTION FOR PARCEL BEING CONVEYED
PLA 21-01

A parcel of land situated in the SE¼ NW¼ of Section 6, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being a portion of Lot 24, Block 34, Tract No. 1081 – Fifth Addition to Klamath River Acres, and being more particularly described as follows:

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