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2010-006316

Klamath County, Oregon



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RECORDING REQUESTED BY:

\*Ticor Title Company of Oregon  
1555 E. McAndrews, Suite 100  
Medford, OR 97504

05/25/2010 11:36:35 AM

Fee: \$42.00

GRANTOR'S NAME:

Gayle A. Jaynes

GRANTEE'S NAME:

Jeffrey Andrew Lucas and Holly Elizabeth  
Bradford

SEND TAX STATEMENTS TO:

Jeffrey Andrew Lucas and Holly Elizabeth  
Bradford  
290 Aldergrove, Ste F  
Arcata, CA 95521

AFTER RECORDING RETURN TO:

\*Jeffrey Andrew Lucas and Holly Elizabeth  
Bradford  
Lots 1, 2, 3, 4, 5, 6 and 11 Pelican Acres  
, OR

Escrow No: 470310005999-TTJA37

Lots 1, 2, 3, 4, 5, 6 and 11 Pelican Acres  
, OR

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**BARGAIN AND SALE DEED – STATUTORY FORM**  
(INDIVIDUAL or CORPORATION)

Gayle A. Jaynes, Grantor, conveys to Gayle A. Jaynes and Loyd C. Taylor, not as tenants in common, but with right of survivorship Grantee, the following described real property, situated in the County of Klamath, State of Oregon,

See Exhibit "A" attached.

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.

The true consideration for this conveyance is \$0.00. (See ORS 93.030).

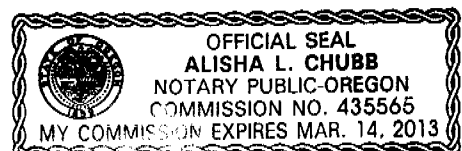
Dated: May 14, 2010

Gayle A. Jaynes

State of OREGON  
COUNTY of Jackson

This instrument was acknowledged before me on May 21, 2010  
by Gayle A. Jaynes.

\_\_\_\_\_  
Notary Public - State of Oregon  
My commission expires: 3.14.13



37Amf

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1:**

Parcel C of Lot 1, being a tract of land situated within Lot 1, PELICAN ACRES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon and being more particularly described as follows:

Beginning at an iron pipe on the North boundary of Lot 1, PELICAN ACRES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon from which the Auto axel marking the Northeast Corner of said Lot 1 bears North 89°04' East 123.3 feet distance; thence along the boundary of said Lot 1 South 89°04' West 95.8 feet; thence South 0°13' West 140.1 feet; thence North 89°04- 3/4' East 50.0 feet; thence North 17°47'50" East 147.85 feet, more or less to the point of beginning.

**PARCEL 2:**

Lots 2, 3, 4, 5, 6 and 11, PELICAN ACRES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

TOGETHER WITH that portion of vacated Fugar Street adjoining that would attach thereto by Final Order 99-43 recorded October 7, 1998 in Book M98 at page 36968, and Revised Order 99-46 for Final Vacation recorded November 13, 1998 in Book M98 at page 41441, Microfilm Records of Klamath Falls, Oregon.