

2010-012033

Klamath County, Oregon

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



00091524201000120330030035

10/13/2010 08:51:08 AM

Fee: \$47.00

SEND TAX STATEMENTS TO:
Gerald Page
Post Office Box 543
Klamath Falls OR 97601

BARGAIN AND SALE DEED

Gerald Page, the duly appointed, qualified, and acting personal representative of the estate of Marilyn Mae Hall, deceased, Klamath County Circuit Court Case No. 1000671 CV, Grantor, conveys unto Valrie Jean Owens, Lorraine Marie Garcia, Louise L. Page, Lloyd Lee Hall, Lawrence A. Hall, and Roberta K. Garcia Frost, as tenants in common, Grantees, the estate's interest in the real property located in Klamath County, Oregon, which is more particularly described as follows:

Parcel 1:

All of Lot 1, Block 11 of Tract #1050, Winema Peninsula Unit 3

Klamath County Assessor's Account No. 3407-27DD-1400 and Tax Acct. No. R195675

Parcel 2:

15 feet wide strip - A parcel of land situated in Govt. Lot 11 of Sec. 27 Township 34 South, Range 7 E., W.M. Klamath County, Oregon being more particularly described as follows: Beginning at the northwest corner of Lot 1, Block 11 of Tract No. 1050, Winema Peninsula Unit 3, a duly recorded subdivision in Klamath County, Oregon; thence N00° 12' 00" W, 15.00 feet to the southwest corner of that certain parcel of land described in Deed Volume 97 at Page 138 of the Klamath County Deed Records; thence along the south line of said parcel S 89° 58' E., 278.00 feet to a point of the bank of the Williamson River; thence southerly along said river bank 15.00 feet to the northeast corner of the aforementioned Lot 1, Block 11, thence N89° 58' 34" W along the north line of said Lot 1, Block 11 a distance of 278.00 feet to the point of beginning.

Klamath County Assessor's Account No. 3407-27DD-1500 and Tax Acct. No. R838776

Parcel 3:

A parcel of land in Klamath County, Oregon containing approximately

1.63 acres more particularly described as follows:

Starting at a point 1201.0 feet East of the sixteenth corner at the Southwest corner of Lot 6, Section 27, Township 34 South of Range 7 East of the Willamette Meridian, Oregon; thence South 0° 12' East 237.8 feet; thence East 268.5 feet to a point on the right bank of the Williamson River; thence North 14° 22' East 243.8 feet to a point on the right bank of the Williamson River, which is identical with the Southeast corner of said Lot 6; thence West 329.0 feet to the place of beginning, being a tract of land within Lot 11, Section 27, Township 34 South, Range 7 East of the Willamette Meridian in Oregon.

Klamath County Assessor's Account No. 3407-27DD-1600 and Tax Acct. No. R 195693

Parcel 4:

Lots 23, 24, and 25 in Block 4 of Chiloquin being a portion of Government Lots 13 and 14 and the W½ SE¼ SE¼ of Section 34, Township 34 South, Range 7 E., W.M., in Klamath County, Oregon.

Klamath County Assessor's Parcel No. 3407-34DD-5100 and Tax Acct. No. R204246;
Klamath County Assessor's Parcel No. 3407-34DD-5200 and Tax Acct. No. R204264;

and

Klamath County Assessor's Parcel No. 3407-34DD-5300 and Tax Acct. No. R204273

Parcel 5:

An undivided 4/9 interest in the following-described real property:

SW¼ of Section 26, Township 33 South, Range 7 East,
Willamette Meridian in Klamath County, Oregon.

Klamath County Assessor's Parcel No. 3307-00000-2200-U01 and Tax Acct. No. R85437; and

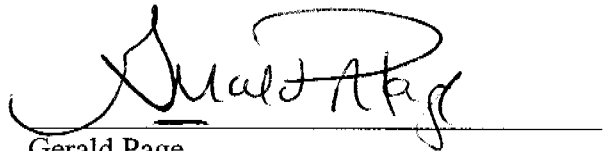
Klamath County Assessor's Parcel No. 3307-00000-2200-U03 and Tax Acct. No. R85455

The consideration for this deed is estate distribution.

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.

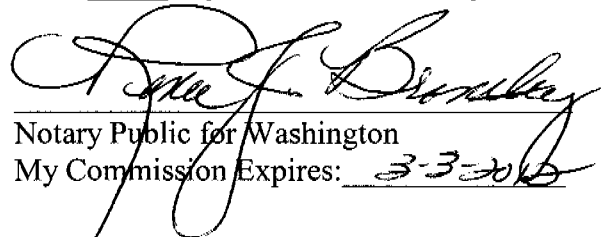
Dated this 5TH day of October, 2010.



Gerald Page
Personal Representative

STATE OF WASHINGTON, County of Spokane) ss.

This instrument was acknowledged before me this 5 day of October, 2010 by Gerald Page in his capacity



Notary Public for Washington
My Commission Expires: 3-3-2012

