2011-000093 Klamath County, Oregon



01/04/2011 10:28:06 AM

Fee: \$42.00

Unless Otherwise Requested, All Tax Statements Shall be Sent to: R. David Perdue, Attorney-in-Fact, for Richard C. Perdue 2002 NW Ivy Place Redmond, OR 97756

AFTER RECORDING RETURN TO: BRYANT EMERSON & FITCH PO BOX 457 REDMOND, OR 97756

BARGAIN AND SALE DEED

The true and actual consideration for this conveyance is for estate planning purposes.

Richard C. Perdue, by and through his Attorney-in-Fact, R. David Perdue, Grantor, grants, bargains, sells and conveys unto the Richard C. Perdue Irrevocable Trust Agreement, U/T/A dated November 23, 2010, Grantee, the following described real property, situated in the County of Klamath, State of Oregon, to-wit:

A parcel of land in Section 32, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of the NE 1/4 NW 1/4 of Section 32, Township 39 South, Range 10 East of the Willamette Meridian; thence East 205.0 feet along the North line of the NE 1/4 NW 1/4 to the true point of beginning; thence South parallel to the West line of the NE 1/4 NW 1/4 490.0 feet; thence East parallel to the North line of the NE 1/4 NW 1/4 200.0 feet; thence North parallel to the West line of the NE 1/4 NW 1/4 490.0 feet to the North line of the NE 1/4 NW 1/4; thence West along the North line of the NE 1/4 NW 1/4 200.0 feet to the point of beginning.

LESS road right of way for Hill Road and subject to a 15 foot road easement along the West side of the parcel described; and subject to a 20 foot easement for a water line being 10 feet on either side of the following described center line beginning at the Northwest corner of the NE 1/4 NW 1/4 of Section 32, Township 39 South, Range 10 East of the Willamette Meridian; thence East along the North line of the NE 1/4 NW 1/4 105.0 feet; thence South parallel to the West line of the NE 1/4 NW 1/4 330.0 feet to the true point of beginning; thence East parallel to the North line of the NE 1/4 NW 1/4 200.0 feet.

CODE 165 MAP 3910-3200 TL 800.

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 28th day of December, 2010.

R. David Perdue, Attorney-in-Fact

for Richard C. Perdue

STATE OF OREGON)

) ss.

County of Deschutes

Personally appeared before me this 28th day of December, 2010, the above-named R. David Perdue, Attorney-in-Fact for Richard C. Perdue, and acknowledged the foregoing instrument to be his voluntary act and deed.

OFFICIAL SEAL
SUSAN M MARCEAU
NOTARY PUBLIC- OREGON
COMMISSION NO. 453360
NY COMMISSION EXPRES NOVEMBER 15, 2014

Notary Public of Oregon
My Commission Expires: // /5 /20