

2011-001009

Klamath County, Oregon



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01/26/2011 03:32:27 PM

Fee: \$42.00

After recording, return to:  
Justin E. Throne, Esq.  
280 Main Street  
Klamath Falls, OR 97601

Until further notice, send tax statements to:  
Richard and Patricia Clark  
34568 Highway 50  
Malin, OR 97632

Returned @ Counter

### STATUTORY BARGAIN AND SALE DEED

RICHARD WILSON CLARK and PATRICIA RUTH CLARK, husband and wife, hereby conveys to Richard Wilson Clark and Patricia Ruth Clark, Initial Trustees of the Richard and Patricia Clark Living Trust Dated January 26, 2011, the following described real property in Klamath County, Oregon:

See Exhibit A

SUBJECT TO reservations and restrictions of record, easements and rights of way of record and those apparent on the land, contracts and/or liens for irrigation and/or drainage.

The true and actual consideration for this conveyance is \$1.00 and estate planning.

Until a change is requested, send tax statement to: Richard and Patricia Clark, 34568 Highway 50, Malin, Oregon 97632

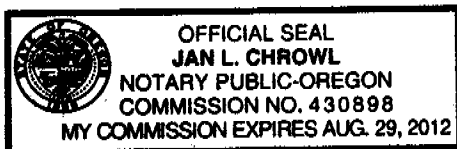
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 26 day of January, 2011.

*Richard W. Clark*  
*Patricia R. Clark*

STATE OF OREGON, County of Klamath ) ss.

The foregoing instrument was acknowledged before me this 26 day of January, 2011, by Richard W. Clark and Patricia R. Clark.



*Jan L. Chrowl*  
Notary Public for Oregon  
My Commission expires: 8-29-2012

## EXHIBIT A

### PARCEL 1

The SE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Sec 23, Twp. 41 South, Range 12, E.W.M. Klamath County, Oregon, Also an easement over the NE $\frac{1}{4}$  of Section 23 lying South of the Alturas Highway, all in Twp. 41 South Range 12 E.W.M., more particularly described as follows: Beginning at the NE corner of the SE $\frac{1}{4}$  of the NE $\frac{1}{4}$  thence North to the Southerly right of way of the State Highway.

### PARCEL 2

The following described real property in Klamath County, Oregon:

That portion of the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 14, Township 41 South, Range 12 East of the Willamette Meridian, lying South of the "D" Canal, EXCEPTING rights-of-way.

ALSO, Beginning at the quarter corner on Northerly side of Section 23, Township 41 South, Range 12 East of the Willamette Meridian; thence South 5 chains; thence East 20 chains, more or less, to the Easterly line of the NW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of said Section 23; thence North 5 chains, more or less, to the Northerly line of said Section; thence Westerly along the Northerly line of said Section 20 chains to place of beginning, being situated in NW $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 23, Township 41 South, Range 12 East of the Willamette Meridian, EXCEPT rights-of-way of record; and

EXCEPTING those portions deeded to the United States of America by deed recorded in Deed Volume 43 at page 557, and Deed Volume 49 at page 203, Records of Klamath County, Oregon. Subject to contract and/or lien for irrigation and/or drainage and easements and rights-of-way of record and those apparent on the land; and

Beginning at a point on the West line of the NW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 23, Township 41 South, Range 12 East of the Willamette Meridian; which is 5 chains South of the quarter corner on the North line of said Section 23; thence South along the said West line 10 chains, more or less, to the Southwest corner of the premises conveyed to the grantors herein by deed from W. C. Dalton Company, a co-partnership composed of W. C. Dalton and Elizabeth E. Dalton, and recorded January 17, 1942, in Deed Volume 144 at page 247, Records of Klamath County, Oregon; thence East along

South line of said premises to the East line of the NW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of said Section 23; thence North along said East line of said NW $\frac{1}{4}$  of NE $\frac{1}{4}$ , 10 chains, more or less, to the Southeast corner of the premises conveyed to the grantors herein by deed from Nettie L. Spolik, Blanche Anne Dolifka and Arthur P. Dolifka, recorded June 15, 1945, in Deed Volume 177 at page 191, Records of Klamath County, Oregon; thence West to the point of beginning, and being a portion of the NW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 23, Township 41 South, Range 12 East of the Willamette Meridian.