

2011-004336

Klamath County, Oregon



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04/04/2011 10:26:31 AM

Fee: \$47.00

After recording return to: Bryce R. Jessen, Attorney at Law, 760 North 14th, Springfield, OR 97477.

Send all tax statements to: No Change.

**BARGAIN AND SALE DEED**

JOAN M. McELROY (EDWARD J. McELROY, now deceased), Grantor, hereby grants, bargains, sells and conveys to JOAN M. McELROY and EDWARD J. McELROY, Co-Trustees of the McELROY FAMILY TRUST DATED FEBRUARY 10, 2011, Grantee, the following described real property situated in Klamath County, Oregon, to-wit:

See attached EXHIBIT A incorporated herein fully by this reference.

Hereinafter the real property shall be referred to as "Property".

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

The liability and obligations of Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein and provided by law shall be limited to the amount, nature and terms of any right or indemnification available to Grantor under any title insurance policy, and Grantor shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor under any such title insurance policy.

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 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 PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. 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. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING 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 VERIFY THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES 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.

IN WITNESS WHEREOF, the parties have caused this Bargain and Sale Deed to be executed as of this 21st day of March, 2011.

GRANTOR:

Joan M. McElroy  
JOAN M. McELROY

STATE OF OREGON           )  
                                      : ss.  
County of Lane            )

This instrument was acknowledged on the 21<sup>st</sup> day of March, 2011, by JOAN M. McELROY, before me.

Bryce R. Jessen  
Notary Public for OREGON  
Seal:

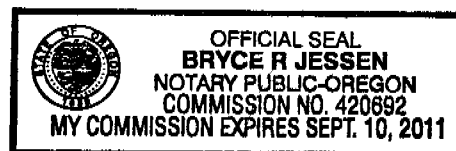


EXHIBIT A

Parcel 1: Klamath County, Oregon, Assessor's Account No. R510343, Map No. T39-R9-S1DC, Tax Lot 400 (3.20 acres), described as follows:

A tract of land situate in the W 1/2 SE 1/4 of Section 1 Township 30 South, Range 9 East of the Willamette Meridian, and being more particularly described as follows:

Beginning at the Southeast corner of said W 1/2 SE 1/4; thence North 0°27' West 77.7 feet; thence North 46°07' West 226 feet to an iron pipe on the Northerly right of way line of the Enterprise Irrigation Canal thence North 43°00' East 133.00 feet to the true point of beginning; thence North 47°11'40" West 94.00 feet; thence North 13°33'30" West 165.21 feet; thence South 82°39' West 64.60 feet; thence North 8°33'40" West 594.27 feet; thence North 68°31' East 224.76 feet; thence North 88°02' East 120.0 feet; thence South 0°27' East 875.00 feet more or less to a point due east of the point of beginning; thence due West to the point of beginning.

Parcel 2: Klamath County, Oregon, Assessor's Account No. R312557, Map No. T36-R6-S9DA, Tax Lot 5900, described as follows:

Lot One Hundred Seventy-Five (175), Resubdivision of the Southerly portion of Tracts "B" and "C", Frontier Tracts, a platted portion of Klamath County, Oregon, according to the duly recorded plat thereof on record in the office of the County Clerk of Klamath County, Oregon.

Parcel 3: Klamath County, Oregon, Assessor's Account No. R312799, Map No. T36-R6-S9DA, Tax Lot 6000, described as follows:

Lots Two Hundred Five (205) and Two Hundred Six (206), Resubdivision of the Southerly portion of Tracts "B" and "C", Frontier Tracts, a platted portion of Klamath County, Oregon, according to the duly recorded plat thereof on record in the office of the County Clerk of Klamath County, Oregon.

Parcel 4: Klamath County, Oregon, Assessor's Account No. 315313, Map No. T36-R6-S10CB, Tax Lot 4200, described as follows:

Lot 207 of the Southerly portion of Tracts B and C of FRONTIER GUEST RANCH, Klamath County, Oregon.

Parcel 5: Klamath County, Oregon, Assessor's Account No. R315260, Map No. T36-R6-S10CB, Tax Lot 4500, described as follows:

Lot 210 of the Southerly portion of Tracts B and C of FRONTIER GUEST RANCH, Klamath County, Oregon.

Parcel 6: Klamath County, Oregon, Assessor's Account No. R315108, Map No. T36-R6-S10CB, Tax Lot 4100, described as follows:

Lot 174 of the Southerly portion of Tracts B and C of FRONTIER GUEST RANCH, Klamath County, Oregon.