

DE

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



2011-004626

Klamath County, Oregon



00100210201100046260030033

SPACE RE:
FOR
RECORDE

04/11/2011 11:27:51 AM

Fee: \$47.00

Grantor's Name and Address

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

James Machado

P. O. Box 352

Chiloquin, OR 97624

Until requested otherwise, send all tax statements to (Name, Address, Zip):

No Change

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Leroy A. Buller, individually and as trustee
of Testamentary Trust B established under the will of Verna M. Buller
 hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
Craig L. Buller, J. Ranell Machado and Joan L. Spiry, each to an equal 1/3 **
 hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

**interest as tenants in common

See Attached Exhibit "A"

Reserving herein unto Leroy A. Buller a Life Estate

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on 2011; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Leroy A. Buller, individually
and as Trustee

Leroy A. Buller

STATE OF OREGON, County of _____) ss.

This instrument was acknowledged before me on _____,
by _____This instrument was acknowledged before me on _____,
by _____
as _____
of _____

Notary Public for Oregon

My commission expires _____

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of SAN JOAQUIN

On 3/29/2011 before me, DONALD H. PARKER NOTARY
(Here insert name and title of the officer)

personally appeared LEROY A. BULLER

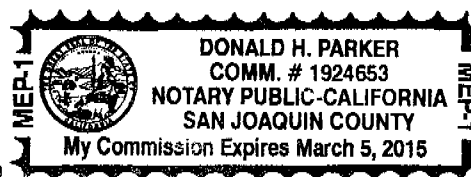
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(~~s~~) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public

(Notary Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

BARGAIN AND SALE
(Title or description of attached document)

DEED
(Title or description of attached document continued)

Number of Pages _____ Document Date _____

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/~~she/they~~, is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A tract of land situated in the NE1/4 SE1/4 of Section 4, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the East ¼ corner of Section 4, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence South 05°16'30" East 169.52 feet to a 5/8" iron pin on the Westerly right of way line of Highway No. 97; thence South 09°46'38" West along said right of way line 284.86 feet; thence North 89°04' West parallel to the North line of said NE1/4 SE1/4 600 feet, more or less to the center thread of Spring Creek; thence Northwesterly along said center thread of Spring Creek to a point that bears North 89°04' West from the point of beginning; thence South 89°04' East 780 feet more or less to the point of beginning, with bearings based on recorded Survey No. 2480.

EXCEPTING THEREFROM a tract of land situated in the NE1/4 SE1/4 of Section 4, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Westerly right of way line of Highway 97, from which the East ¼ corner of said Section 4 Bears North 09°46'38" East 82.45 feet and North 05°16'30" West 169.52 feet; thence South 09°46'38" West along said right of way line 202.41 feet; thence North 89°04' West parallel to the North line of said NE1/4 SE1/4 600 feet more or less to the center thread of Spring Creek; thence Northwesterly along said center thread of Spring Creek to a point that bears North 89°04' West from the point of beginning; thence South 89°04' East 880 feet more or less to the point of beginning, with bearings based on recorded Survey No. 2459.

PARCEL 2:

A tract of land situated in the NE1/4 SE1/4 of Section 4, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Westerly right of way line of Highway 97, from which the East ¼ corner of said Section 4 bears North 09°46'38" East 82.45 feet and North 05°16'30" West 169.52 feet; thence South 09°46'38" West along said right of way line 202.41 feet; thence North 89°04' West parallel to the North line of said NE1/4 SE1/4 600 feet, more or less to the center thread of Spring Creek; thence Northwesterly along said center thread of Spring Creek to a point that bears North 89°04' West from the point of beginning; thence South 89°04' East 880 feet more or less, to the point of beginning, with bearings based on recorded Survey No. 2459.