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NO PART OF ANY STEVENS-NESS FORM MAY BE REF

2011-005077

Klamath County, Oregon



04/22/2011 11:34:34 AM

Fee: \$42.00

James J. Bellet & Sherry A. Bellet
2246 Nile Street
Klamath Falls, OR 97603

Grantor's Name and Address

The LaDean P. Lough Revocable Living Trust
dated 8/3/2004

1240 Carlson Dr., Klamath Falls, OR 97603

Grantee's Name and Address

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

LaDean P. Lough, Trustee

1240 Carlson Dr.

Klamath Falls, OR 97603

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

LaDean P. Lough, Trustee

1240 Carlson Dr.

Klamath Falls, OR 97603

SPACE RESER
FOR
RECORDERS

By _____, Deputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that
James J. Bellet and Sherry A. Bellet, as tenants by the entirety

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto LaDean P. Lough, Trustee of The LaDean P. Lough Revocable Living Trust dated August 3, 2004

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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION WHICH IS MADE A PART HEREOF

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(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 \$ _____. 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 April 18, 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.

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on April 18, 2011 by James J. Bellet and Sherry A. Bellet

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Cherice F. Treasure
Notary Public for Oregon
My commission expires 6/17/2012

42mst

EXHIBIT "A"
LEGAL DESCRIPTION

The NW1/4 of the SW1/4 in Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM the North 545 feet of said NW1/4 of the SW1/4 of Section 34 and, EXCEPTING THEREFROM the following: Beginning at the SE corner of the NW1/4 of the SW1/4 of said Section 34; thence North along the East line of said NW1/4 of the SW1/4, a distance of 258.7 feet; thence West parallel to the South line of Section 34, a distance of 208.7 feet; thence North and parallel to the East line of said NW1/4 of the SW1/4 a distance of 208.7 feet; thence West and parallel to the South line of Section 34, a distance of 208.7 feet; thence South and parallel to the East line of the NW1/4 of the SW1/4 a distance of 258.7 feet; thence East and parallel to the South line of said Section a distance of 208.7 feet; thence South and parallel to the East line of said NW1/4 of the SW1/4 a distance of 208.7 feet; thence East along the South line of Section 34 a distance of 208.7 feet to the point of beginning.

ALSO EXCEPTING THEREFROM a tract of land in the NW1/4 SW1/4, Section 34, Township 34 South, Range 7 East of the Willamette Meridian, described as follows:

Beginning at a point on the West line of said NW1/4 SW1/4, said point being South a distance of 545 feet from the Northwest corner thereof; thence East, parallel with the North line of said NW1/4 SW1/4 to a point on the East line of said NW1/4 SW1/4; thence South on said East line a distance of 30.0 feet; thence West, parallel with the North line of said NW1/4 SW1/4, to a point on the West line of said Section 34; thence North on said West line a distance of 30.0 feet to the true point of beginning.

Tax Account No: 3407-034CB-00600-000

Key No: 198011