

Returned @ Counter

2011-006860

Klamath County, Oregon



00102877201100068600030036

06/03/2011 02:11:24 PM

Fee: \$47.00

After Recording Return To:

Donald R. Crane, Attorney  
37070 Highway 62  
Chiloquin, OR 97624

Until a change is requested all tax statements  
shall be sent to the following address:

Angela Suty, Personal Representative  
of the Estate of Allan Dean Ezell  
2360 South 6<sup>th</sup> Street  
Klamath Falls, OR 97601

### Bargain and Sale Deed

Judith K. Martin, Grantor, conveys to Angela Suty, Personal Representative of the Estate of Allan Dean Ezell, Grantee, the real property described in Exhibit "A" attached to this deed and made a part of it.

Tax Account: 3809-028BB-01600-000

Subject to the terms and provisions of a Trust Deed given to secure an indebtedness with interest thereon dated July 1, 2004, recorded July 2, 2004, in Volume M04, page 43559, Microfilm Records of Klamath County, Oregon, with Allen Dean Ezell as Grantor, Aspen Title & Escrow, Inc. as Trustee, and Sterling Savings Bank as Beneficiary.

Also subject to the terms and provisions of a Trust Deed given to secure an indebtedness with interest thereon dated May 14, 2007, recorded May 15, 2007, in Volume 2007-008870, Microfilm Records of Klamath County, Oregon, with Allen Dean Ezell as Grantor, Brad Williams C/O UPF Incorporated, a Washington corporation, as Trustee, and Sterling Savings Bank as Beneficiary.

Also subject to real property taxes owing to the County of Klamath, Oregon.

The consideration for this transaction stated in terms of dollars is \$-0-. However, the actual consideration consists of other value given or promised which is the whole consideration.

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

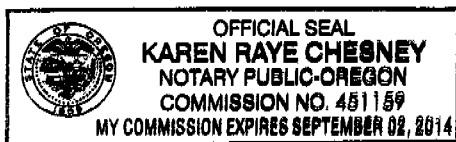
PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED 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 3<sup>rd</sup> day of June, 2011.

Judith K. Martin  
JUDITH K. MARTIN, Grantor

STATE OF OREGON            )  
  ) ss.  
County of Klamath         )

This instrument was acknowledged before me on 6/3, 2011, by Judith K. Martin.



Karen Raye Chesney  
Notary Public for Oregon  
My commission expires: 9-2-14

Judith K. Martin,

Grantor,

to

Angela Suty, Personal Representative of the Estate of Allan Dean Ezell,

Grantee.

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lots 16 and 17 in Block 7 of HILLSIDE ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO a portion of Lot 15, Block 7 in HILLSIDE ADDITION to the city of Klamath Falls, described as follows:

Beginning at the Southeast corner of said Lot 15; thence Southwesterly along the Southeasterly boundary of Lot 15 a distance of 4.0 feet; thence North  $15^{\circ}04'$  East 37.4 feet to a point on the Northeasterly boundary of said Lot 15; thence Southeasterly along the Northeasterly boundary of said Lot 15, 37.0 feet to the point of beginning.

ALSO that portion of Lot 15 in Block 7 of HILLSIDE ADDITION to the City of Klamath Falls, described as follows:

Beginning at the Northeast corner of said Lot 15; thence West along the South line of Van Ness Avenue 18 feet; thence Southeasterly to a point on the Northeasterly boundary of said Lot 15 which point is 42.0 feet Southeasterly from the Northeast corner of said Lot 15; thence Northwesterly along the Northeasterly boundary of said Lot 15, 42.0 feet to the point of beginning.

ALSO the Northwesterly one-half of that portion of vacated Lawrence Street adjacent to said Lot 17 and the Northeasterly 10 feet of Lot 16.