

2011-006869

Klamath County, Oregon



THIS SPACE R



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06/03/2011 03:18:23 PM

Fee: \$47.00

After recording return to:
Patti Mae Williams, Trustee
2525 Orindale Road
Klamath Falls, OR 97601

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

File No.: 7021-1704326 (ALF)
Date: April 28, 2011

1704326

STATUTORY BARGAIN AND SALE DEED

Patti Mae Williams, Grantor, conveys to **Patti Mae Williams, as Trustee of The Williams Revocable Living Trust**, Grantee, the following described real property:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

The true consideration for this conveyance is **\$to convey title only**. (Here comply with requirements of ORS 93.030)

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, OF 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 25 day of May, 20 11.

F

APN: R493442

Bargain and Sale Deed
- continued

File No.: 7021-1704326 (ALF)
Date: 04/28/2011

Patti Mae Williams

Patti Mae Williams

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 25 day of May, 2011
by **Patti Mae Williams**.

Adrien Fleek

Notary Public for Oregon
My commission expires: 12-3-14

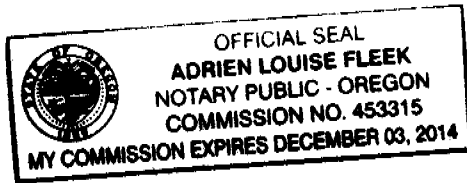


EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

PARCEL 1:

The S 1/2 SE 1/4 SE 1/4 of Section 1, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM a tract of land in the S 1/2 SE 1/4 SE 1/4 Section 1, Township 39 South, Range 8 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Northwest corner of the S 1/2 SE 1/4 SE 1/4 Section 1, Township 39 South, Range 8 East of the Willamette Meridian ; thence East along the North boundary of said S 1/2 SE 1/4 SE 1/4 Section 1, Township 39 South, Range 8 East of the Willamette Meridian, a distance of 695.7 feet; thence South 333.6 feet; thence North 88°20' West 500.0 feet; thence North 1°40' East 35.3 feet; thence North 88°20' West 197.0 feet to the West boundary of the above mentioned S 1/2 SE 1/4 SE 1/4 Section 1; thence North 278.0 feet, more or less, to the point of beginning.

ALSO EXCEPTING 25.0 foot strip of land along the West boundary for existing roadway.

PARCEL 2:

A tract of land situated in the NE 1/4 NE 1/4 of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Section 12; thence North 89°48'02" West, generally along an existing fence line, 1342.63 feet to the West line of said NE 1/4 NE 1/4 ; thence North 00°35'19" East, along said West line, 8.99 feet to the Northwest corner of said NE 1/4 NE 1/4 ; thence South 89°25'01" East 1342.60 feet to the point of beginning, with bearings based on Survey No. 3400, as recorded in the office of the Klamath County Surveyor.