

18 1063947

2011-08581

Klamath County, Oregon



07/25/2011 02:42:04 PM

Fee: \$57.00

**RECORDING COVER SHEET**  
(Please Print or Type)

The information on this sheet is a reflection of the attached instrument for the purpose of meeting first page requirements, ORS 205.234.

If this cover page is included with your document, please add \$5.00 to the total recording fees.

**AFTER RECORDING RETURN TO:**

Robert S. Lovlien  
591 SW Mill View Way  
Bend, OR 97702

**1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)**

Bargain and Sale Deed

**2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160**

Michael A. Hardie, Successor Trustee of the Leslie P.  
Hardie Revocable Living Trust, u/t/a dated 09/09/03

**3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160**

Michael A. Hardie and Teresa A. Hardie Meyer, each as to  
an undivided one-half (1/2) interest

**4) TRUE AND ACTUAL CONSIDERATION**

ORS 93.030(5) - Amount in dollars or other

\$ estate planning ☐ Other  
purposes

**5) SEND TAX STATEMENTS TO:**

Michael Hardie  
Teresa A. Hardie Meyer  
217 E. Ridgeview Dr.  
Culver, OR 97734

**6) SATISFACTION of ORDER or WARRANT**

ORS 205.125(1)(e)

CHECK ONE: ☐ FULL  
(If applicable) ☐ PARTIAL

**7) The amount of the monetary obligation imposed by the order or warrant. ORS 205.125(1)(c)**

\$ \_\_\_\_\_

**8) If this instrument is being re-recorded, complete the following statement, in accordance with ORS 205.244:**

"Re-recorded at the request of Grantee to correct  
the legal description

previously recorded in Book 2009 and page 000665, or as Fee Number \_\_\_\_\_."

**BARGAIN AND SALE DEED**

Recording requested by and when recorded return to:

Robert S. Lovlien  
Bryant, Lovlien & Jarvis, P.C.  
PO Box 880  
Bend, OR 97709

Unless a change is requested,  
all tax statements shall be sent to:

Mike Hardie  
Teresa A. Hardie Meyer  
217 E. Ridgeview Dr.  
Culver, OR 97734

The true consideration for this transfer is other than money.

MICHAEL A. HARDIE, Successor Trustee of the Leslie P. Hardie Revocable Living Trust, u/t/a dated September 9, 2003, Grantor, conveys to MICHAEL A. HARDIE and TERESA A. HARDIE MEYER, each as to an undivided one-half (1/2) interest, as tenants in common, Grantees, the following described real property:

See Exhibit "A", which is attached hereto and incorporated herein by reference.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352 AND UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS, 2007. 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 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 197.352.

DATED this 8 day of January, 2009.

Michael A. Hardie  
MICHAEL A. HARDIE, Successor  
Trustee

STATE OF OREGON                    )  
  ) ss.  
COUNTY OF DESCHUTES         )

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of Jan, 2009, by Michael A. Hardie, Successor Trustee of the Leslie P. Hardie Revocable Living Trust.

Amber Lee Kirk  
Notary Public for Oregon  
My Commission Expires: 10/31/11

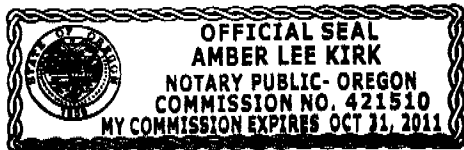


Exhibit "A"

PROPERTY DESCRIPTION

CORRECTED PARCEL "1"

A parcel of land located in the North 1/2 Southwest 1/4 of Section 1, Township 24 South, Range 6 East, of the Willamette Meridian, Klamath County, Oregon, being described as follows:

Commencing at the Southwest corner of Section 6, thence North 00 Degrees 00' 41" West along the West line of said Section 6, a distance of 1305.89 feet to the South One-Sixteenth corner between Sections 1 and 2; thence leaving said west line of Section 6, South 89 Degrees 18' 01" East 2538.39 feet to the True Point of Beginning of this description; thence North 89 Degrees 18' 01" West 105.74 feet; thence North 03 Degrees 46' 00" West a distance of 396 feet, more or less, to the centerline of Crescent Creek; thence Easterly along said centerline 69 feet, more or less; thence South 01 Degrees 44' 00" East a distance of 413 feet, more or less, to the point of beginning and there terminating.

## PROPERTY DESCRIPTION

### CORRECTED PARCEL "T" (TAX LOT 1700)

A parcel of land located in the North  $\frac{1}{2}$  Southwest  $\frac{1}{4}$  of Section 1, Township 24 South, Range 6 East, of the Willamette Meridian, Klamath County, Oregon, being described as follows:

Commencing at the Southwest corner of Section 1, thence North 00 Degrees 00' 41" West along the West line of said Section 1, a distance of 1305.89 feet To the South One-Sixteenth corner between Sections 1 and 2; thence leaving Said west line of Section 1, South 89 Degrees 18' 01" East 2538.39 feet to the True Point of Beginning of this description; thence North 89 Degrees 18' 01" West a distance of 105.74 feet; thence North 03 Degrees 46' 00" East A distance of 396 feet, more or less, to the centerline of Crescent Creek; Thence Easterly along said centerline 69 feet, more or less; thence South 01 Degrees 44' 00" East a distance of 413 feet, more or less, to the point of Beginning and there terminating.