

1st 1063947

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

2011-08584
Klamath County, Oregon



07/25/2011 02:44:00 PM

Fee: \$57.00

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, as to his undivided one-half (1/2) interest

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

Michael A. Hardie and Carol L. Hardie, Trustees of the
Hardie Family Trust, u/t/a dated 01/29/10

4) TRUE AND ACTUAL CONSIDERATION

ORS 93.030(5) - Amount in dollars or other

\$ estate planning
purposes

☐ Other

6) SATISFACTION of ORDER or WARRANT

ORS 205.125(1)(e)

CHECK ONE:
(If applicable)

☐ FULL
☐ PARTIAL

5) SEND TAX STATEMENTS TO:

Michael and Carol Hardie, Trustees
217 Ridgeview Dr.
Culver, OR 97734

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 2010 and page 002524, or as Fee Number _____."

2010-002524

Klamath County, Oregon

00080311201000025240030035

02/22/2010 08:25:22 AM

Fee: \$47.00

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 and Carol Hardie, Trustees
217 Ridgeview Dr.
Culver, OR 97734

The true consideration for this transfer is for estate planning purposes.

MICHAEL A. HARDIE, as to his undivided one-half (1/2) interest, Grantor, conveys to MICHAEL A. HARDIE and CAROL L. HARDIE, Trustees of the HARDIE FAMILY TRUST, u/t/a dated 29 January, 2010, an undivided one-half (1/2) interest, Grantees, in and to 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, 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 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

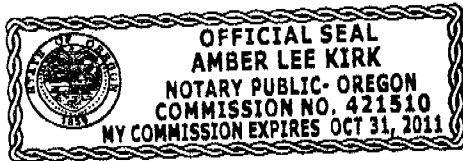
NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

DATED this 24 day of January, 2010.

Michael A. Hardie
MICHAEL A. HARDIE

STATE OF OREGON)
) ss.
COUNTY OF DESCHUTES)

The foregoing instrument was acknowledged before me this 29 day of Jan., 2010, by Michael A. Hardie.



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

Exhibit "A"

PROPERTY DESCRIPTION

CORRECTED PARCEL "A"

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 2623.58 feet to the Center - South One-Sixteenth corner of said Section 6, said point being the true Point of Beginning of this description; thence North 89 Degrees 18' 01" West 85.19 feet, thence North 01 Degrees 44' 00" West a distance of 413 feet, more or less, to the centerline of Crescent Creek; thence Easterly along said centerline 85 feet, more or less to a point on the North-South Centerline of said Section 6, thence South 00 Degrees 15' 17" East a distance of 416 feet, more or less, to the point of beginning and there terminating.

PROPERTY DESCRIPTION

CORRECTED PARCEL "A" (TAX LOT 1600)

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 2623.58 feet to the Center-South One-Sixteenth corner of said Section 1, said point being the

True Point of Beginning of this description: thence North 89 Degrees 18' 01"

West 85.19 feet; thence North 01 Degrees 44' 00" West a distance of 413 feet, more or less, to the centerline of Crescent Creek; thence Easterly along Said centerline 85 feet more or less to a point on the North-South Centerline Of said Section 1; thence South 00 Degrees 15' 17" East a distance of 416 Feet, more or less to the Point of Beginning and there terminating.