

2011-008875

Klamath County, Oregon



00105425201100088750020025

08/02/2011 10:33:12 AM

Fee: \$42.00

AFTER RECORDING, RETURN TO:

William M. Ganong  
Attorney at Law  
514 Walnut Avenue  
Klamath Falls OR 97601

SEND TAX STATEMENTS TO:

Steven Frey, Trustee  
Penny S. Frey, Trustee  
9221 Hill Road  
Klamath Falls OR 97603

---

### BARGAIN AND SALE DEED

Steven Frey, also known as Steve Frey, and Penny S. Frey, also known as Penny Frey, husband and wife, Grantors, convey unto Steven Frey and Penny S. Frey, as Trustees of the Steven and Penny S. Frey Family Trust, uad July 26, 2011, and their successors in Trust, Grantees, their interest in the real property in Klamath County, Oregon, which is more particularly described as follows:

Parcel No. 1: The SW $\frac{1}{4}$  NW $\frac{1}{4}$  NE  $\frac{1}{4}$  of Section 34, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Klamath County Assessor's Account No. R-3910-03400-00200 and Key No. R588643

Parcel No. 2: A tract of land situated in the SE $\frac{1}{4}$  SW $\frac{1}{4}$  of Section 27 and the N $\frac{1}{2}$  NW $\frac{1}{4}$  of Section 34; Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the South line of said N $\frac{1}{2}$  NW $\frac{1}{4}$  from which the N1/16 corner common to sections 33 and 34 bears N89°41'12"W 856.00 feet; thence S89°41'12"E 1788.27 feet, more or less, to the C-N 1/16 corner of said Section 34; thence N00°11'46"E 1328.20 feet to the  $\frac{1}{4}$  corner common to said Sections 27 and 34; thence N00°15'32"E, on the North-South center section line of said Section 27, 358.00 feet; thence N89°38'24"W parallel to the South line of said Section 27, 392.85 feet to the Southeasterly right-of-way line of the F-1 Lateral; thence Southerly and Westerly along said right-of-way line 2057 feet, more or less, to a point North of the point of beginning; thence South 711.34 feet to the point of beginning with bearings based on Survey No. 3379, as filed in the office of the Klamath County Surveyor.

Together with that ingress and egress easement described in instrument recorded August 19, 1986 in Volume M86 at page 14878, Microfilm Records of Klamath County, Oregon.

Klamath County Assessor's Account No. R-3910-03400-00401 / Key No. R862962 , which is more commonly referred to as 9221 Hill Road, Klamath Falls, Oregon 97603, and Klamath County Assessor's Account No. R-3910-00000-03201 / Key No. R862944

Parcel No. 3: The Easterly 88 feet of Lots 7 and 8 of Block 16, Fairview Addition No. 2 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, and also one-half of the vacated alley adjacent thereto, in Klamath County, Oregon.

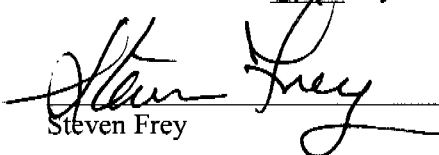
Klamath County Assessor's Account No. R-3809-029CA-13300 and Prop ID R301621

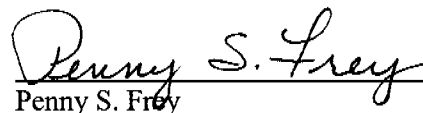
More commonly referred to as: 515 Upham Street, Klamath Falls, Oregon 97601

This deed is made for estate planning purposes and no consideration has been paid heretofore.

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.

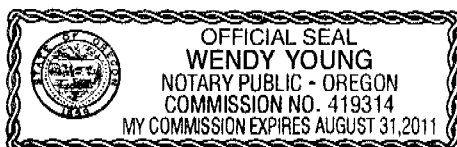
Dated this 26 day of July 2011.


  
Steven Frey

  
Penny S. Frey

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on July 26, 2011 by Steven Frey and Penny S. Frey, as Trustees of the Steven and Penny S. Fry Family Trust, uad July 26, 2011.



  
Notary Public for Oregon  
My Commission Expires: 8.31.2011