

1st courtesy

2011-011008

Klamath County, Oregon



00108096201100110080030037

10/03/2011 11:28:35 AM

Fee: \$47.00

THIS SPACE

After recording return to:
Charles L. and Shelly A. Bornamann
PO Box 654
Keno, OR 97627

Until a change is requested all tax statements
shall be sent to the following address:
Charles L. and Shelly A. Bornamann
PO Box 654
Keno, OR 97627

Date: September 26, 2011

STATUTORY BARGAIN AND SALE DEED

Charles L. Bornamann and Shelly A. Bornamann, as tenants by the entirety, Grantor, conveys to **Charles L. Bornamann and Shelly A. Bornamann, Trustees of the Charles & Shelly Bornamann Trust, per agreement, dated August 2, 2006**, 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 **\$vesting change**. (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 26 day of September, 2011.

First American Title Ins. Co. has recorded this
Instrument by request as an accommodation only,
and has not examined it for regularity and sufficiency
or as to its effect upon the title to any real property
that may be described therein.

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EXHIBIT A

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

Beginning at a point on the East line of Lot 8, Section 6, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, distant 660 feet from the Northeast corner of said Lot 8; thence West at right angles to said East line of said Lot 8 to a point on the Easterly line of the Keno-Worden Highway; thence Northwesterly along the said Easterly line of said Highway to the point where said line intersects the West line of said Lot 8; thence North along said West line to the Northwest corner of said Lot 8; thence East along the North line of said Lot 8 to the Northeast corner of said Lot; thence South along the East line of said Lot to the point of beginning.

EXCEPT THEREFROM a portion of Lot 8, Section 6, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the East line of Lot 8, Section 6, Township 40 South, Range 8 East of the Willamette Meridian, 660.00 feet South from the Northeast corner of said Lot 8; thence West at right angles to said East line of said Lot 8 to a point on the Easterly line of Keno-Worden Highway and the point of beginning on this description; thence Northwesterly along said Easterly line of said Highway 160.00 feet; thence East 200.00 feet; thence Southeasterly parallel with and 200.00 feet from the Keno-Worden Highway 160.00 feet; thence West 200.00 feet to said Highway right of way and point of beginning of this description.

LESS AND EXCEPT a tract of land situated in Government Lot 8 (SW1/4 SE1/4) of Section 6, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the Easterly line of the Keno-Worden Road from which the South quarter corner of said Section 6 bears South 20° 58' 15" West, along said Easterly line, 160.00 feet and South 07° 12' 03" West 677.55 feet; thence North 20° 58' 15" West, along said Easterly line 43.00 feet; thence South 89° 24' 57" East 200.00 feet; thence South 20° 58' 15" East 43.00 feet; thence North 89° 24' 57" West 200.00 feet to the point of beginning.

APN: R621731

Bargain and Sale Deed
- continued

File No.: 7021-1738694 (TM)
Date: 09/26/2011

Charles L Bornamann
Charles L. Bornamann

Shelly A Bornamann
Shelly A. Bornamann

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 26 day of September, 2011
by **Charles L. Bornamann and Shelly A. Bornamann.**

Notary Public for Oregon
My commission expires: 3/31/14

