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2011-011114

Klamath County, Oregon



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10/05/2011 12:03:18 PM

Fee: \$42.00

JAMES & LILLIAN HENRY
20609 DODDS HOLLOW RD
PO Box 248 MERRILL, OR 97633

Grantor's Name and Address

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

JAMES & LILLIAN HENRY
PO Box 248
MERRILL, OR 97633

Until requested otherwise, send all tax statements to (Name, Address, Zip):

SAME

SPACE RES

FOF

RECORDED

By _____, Deputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that

AS TENANTS BY THE ENTIRETY
hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto xx

hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in _____ County, State of Oregon, described as follows, to-wit:

xx JAMES E HENRY & LILLIAN A HENRY, TRUSTEES OF THE -
JAMES E HENRY & LILLIAN ALLEN HENRY REVOCABLE LIVING
TRUST DATED DEC 1, 1993

SEE ATTACHED EXHIBIT "A"

THIS IS TO CORRECT FILING (# 2010-02714)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on 10/5/2011; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

STATE OF OREGON, County of KLAMATH ss.

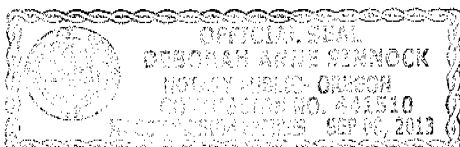
This instrument was acknowledged before me on 10/5/11
by JAMES E. HENRY & LILLIAN ALLEN HENRY

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Notary Public for Oregon

My commission expires 9-8-13

SE 4
4411-500-200

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land being a portion of Parcel 2 of LAND PARTITION 27-03, situated in the NE1/4 of Section 5, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northwest corner of said Parcel 2; thence along the boundary of said Parcel 2, North $86^{\circ} 00' 00''$ East 1127.70 feet, South $68^{\circ} 10' 07''$ East 90.20 feet and South $87^{\circ} 19' 34''$ East 71.17 feet; thence leaving the said boundary of Parcel 2, on the arc of a curve to the left (radius point bears South $01^{\circ} 59' 12''$ East 1551.00 feet and central angle equals $36^{\circ} 56' 28''$) 1000.00 feet; thence South $51^{\circ} 04' 20''$ West 100.00 feet; thence on the arc of a curve to the left (radius point bears South $47^{\circ} 29' 59''$ East 1000.00 feet and central angle equals $22^{\circ} 41' 18''$) 395.98 feet; thence West 77.65 feet to a point on the West line of said Parcel 2; thence North 701.18 feet to the point of beginning, with bearings based on the plat of LAND PARTITION 27-03 on file at the office of the Klamath County Clerk.

Parcel 1 of Land Partition 27-03, Being a Replat of parcel 2 of minor partition # 80-53 situated in the E 1/2 Section 5, Township 41 South, Range 11 East Willamette Meridian.