Returned @ Counter

2012-000259
Klamath County, Oregon

00112373201200002590010010

01/11/2012 10:02:12 AM Fee: $37.00

Grantor:
Paul R. Kessler
18788 Drazil Road
Malin, OR 97632-9713

Send all tax statements to Grantee:
Paul R. Kessler, Trustee
Paul R. Kessler and Darlene J. Kessler Revocable Living Trust
18788 Drazil Road
Malin, OR 97632-9713

After recording, return to:
Paul R. Kessler, Trustee
18788 Drazil Road
Malin, OR 97632-9713

BARGAIN AND SALE DEED

RESERVED FOR RECORDER'S USE

KNOW ALL BY THESE PRESENTS that Paul R. Kessler, a widower, hereinafter called grantor, with full rights of survivorship (Morris R. Kessler and Lewis E. Kessler both having deceased), for no consideration other than estate planning, does hereby grant, bargain, sell and convey unto Paul R. Kessler, Trustee, and the Successor Trustees of the Paul R. Kessler and Darlene J. Kessler Revocable Living Trust, dated February 24, 1996, 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 Klamath County, State of Oregon, described as follows, to-wit:

All the portion of the Southeast ¼ of the Southwest ¼ lying North of the Irrigation Ditch which runs through said forty and all of the Northeast ¼ of the Southwest ¼ of Section 33, Township 40 South, Range 12 East, Willamette Meridian, in Klamath County, Oregon.

Property Address 18788 Drazil Road, Malin OR 97632 Tax Account 1-038357-3 Tax ID/APN R628271

Consideration: No consideration; estate planning.

SUBJECT TO: agreements, easements, reservations, restrictions, limitations, exceptions, covenants, conditions, rights of way, other rights of the public, zoning ordinances, deeds of trusts, mortgages, liens, taxes, assessments and encumbrances of record.

Grantor gives a special power of attorney to the Trustees of the Paul R. Kessler and Darlene J. Kessler Revocable Living Trust to execute title transfers as may be required.

IN WITNESS WHEREOF, I set my hand on January 3, 2012.

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 0T 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 30.090, 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 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Paul R. Kessler

STATE OF OREGON)
}ss.
COUNTY OF Jackson)

On January 3, 2012, before me appeared Paul R. Kessler, who proved to me to be the person whose name is subscribed to this instrument, consisting of one (1) page, and acknowledged he executed it and as his voluntary act and deed.

Notary Public for the State of Oregon
Printed Name Elizabeth Matthews
Residing at Eagle Point, OR
My Commission Expires: 4/25/14

OFFICIAL SEAL
ELIZABETH ANN MATTHEWS
NOTARY PUBLIC - OREGON
COMMISSION NO. 448631
MY COMMISSION EXPIRES APRIL 25, 2014

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