

2012-001505

Klamath County, Oregon

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.
620 Main Street
Klamath Falls OR 97601



00113816201200015050020025

02/09/2012 03:50:05 PM

Fee: \$42.00

GRANTOR'S NAME AND ADDRESS:

Nancy Jo Haskins, Successor Trustee
Beverly M. Negrevski Living Trust
U.A.D. January 11, 2005
12430 Highway 39
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS:

Nancy Jo Haskins
12430 Highway 39
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

Nancy Jo Haskins
12430 Highway 39
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

NANCY JO HASKINS, Successor Trustee of the BEVERLY MAE NEGREVSKI LIVING TRUST U.A.D. January 11, 2005, hereinafter referred to as grantor, conveys to **NANCY JO HASKINS**, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

South half of the Southeast quarter of Section 1, Township 40 South, Range 9 East, Willamette Meridian, in Klamath County, Oregon,

EXCEPTING the following described portions thereof:

The approximately one acre conveyed to Mt. Laki Presbyterian Church by deed recorded in Vol. 35 at page 451 of Klamath County Deed records;

The approximately one acre conveyed to J. S. McClellan by deed recorded in Book 81, page 492 of Klamath County Deed Records;

The approximately 2-1/2 acres described as follows: BEGINNING at a point on the South line of said Sec. 1, 165 feet West of the Southeast corner of said Section; thence West along the South line of said Section a distance of 200 feet; thence North 544.5 feet; thence East 200 feet; thence South 544.5 feet to the place of beginning.

Right of Way conveyed to Modoc Northern Railroad Company by deed recorded in Vol. 30 at page 583 of Klamath County Deed records.

The public road now known as Lower Klamath Lake Highway containing .93 of an acre.

SUBJECT TO: Reservations and restrictions of record; rights of way and easements of record and those apparent upon the land; contracts and/or liens for irrigation and/or drainage.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the full consideration; i.e., distribution of said real property pursuant to the terms and conditions of the Beverly Mae Negrevski Living Trust U.A.D. January 11, 2005.

IN WITNESS WHEREOF, the grantor has executed this instrument this 9 day of FEBRUARY, 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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 INQUIRY 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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

BEVERLY MAE NEGREVSKI LIVING
TRUST, U.A.D. JANUARY 11, 2005

By: *Nancy Jo Haskins*
Nancy Jo Haskins, Successor Trustee

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 9 day of Feb, 2012, by Nancy Jo Haskins as Successor Trustee of the Beverly Mae Negrevski Living Trust, U.A.D. January 11, 2005.

Kay Heath
NOTARY PUBLIC FOR OREGON
My Commission expires: 10-27-14

