

2012-003309

Klamath County, Oregon

AFTER RECORDING RETURN TO:

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



00115992201200033090030038

03/29/2012 03:34:25 PM

Fee: \$47.00

GRANTOR'S NAME AND ADDRESS:

Edwin J. Clough, III  
P. O. Box 338  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS:

Edwin J. Clough, III, and Jan Clough,  
Husband and Wife  
P. O. Box 338  
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

No Change

**BARGAIN AND SALE DEED**

**E. J. CLOUGH, III**, hereinafter referred to as grantor, conveys to **EDWIN J. CLOUGH, III, and JAN CLOUGH, Husband and Wife, as Tenants by the Entirety**, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

**See Exhibit "A" attached hereto and incorporated herein by this reference.**

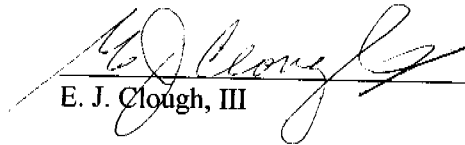
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

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

IN WITNESS WHEREOF, the grantor has executed this instrument this 28<sup>th</sup> day of March, 2012.

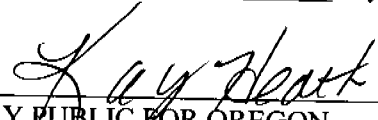
**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 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.

  
\_\_\_\_\_  
E. J. Clough, III

STATE OF OREGON; County of Klamath ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 28 day of March,  
2012, by E. J. Clough, III.

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



## EXHIBIT "A"

### PROPERTY DESCRIPTION

#### PARCEL 1:

A tract of land in the NW¼ of the NW¼ of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southwest corner of the NW¼ of the NW¼ of Section 10; thence Northerly, along the division line between Sections 9 and 10, a distance of 398.0 feet to a point; thence South 89 degrees 33' 15" East a distance of 62.53 feet, more or less, to the East boundary line of Washburn Way, being the true place of beginning; thence Northerly along the East boundary line of Washburn Way a distance of 350.0 feet; thence South 89 degrees 33' 15" East a distance of 300.0 feet; thence Southerly along a line parallel to the East boundary of Washburn Way a distance of 350.0 feet; thence North 89 degrees 33' 15" West a distance of 300.0 feet to the point of beginning, as shown on Survey by Dortch-Gresdel and Associates, filed in the office of the Klamath County Surveyor on November 7, 1975, as recorded Survey No. 2182.

SAVING AND EXCEPTING therefrom the South 190 feet thereof.

#### PARCEL 2:

A tract of land situated in the NW¼ of the NW¼ of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point that is East a distance of 30 feet and North 0 degrees 34' West a distance of 398 feet from the Southwest corner of the NW¼ of the NW¼, said point being the Southwest corner of said parcel in Book M-73 at page 10206; thence East along the South line of said parcel 300 feet, being the Southeast corner of said Deed and the true point of beginning; thence continuing east 322.30 feet; thence North 0 degrees 34' West 350 feet; thence West 322.30 feet to the Northeast corner of said parcel in Book M-73 at Page 10206; thence Southerly along the Easterly line of said parcel 350 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM that portion granted to RBO Properties in Book M-82 at Page 6140. ALSO EXCEPTING THEREFROM that portion awarded to Charles W. Pickett, et al., by Judgment filed May 2, 1984 in Klamath County Circuit Court Case #82-144. ALSO EXCEPTING THEREFROM that portion conveyed to Bear Cat, Inc., in Deed recorded January 26, 1988 in Book M-88 at Page 1235.

Property ID No.: R542345

Map Tax Lot No.: R-3909-010BB-00500-000