

2012-003744

Klamath County, Oregon



00116492201200037440030039

04/10/2012 01:57:41 PM

Fee: \$47.00

THIS SPACE RES

After recording return to:
Constance C. Driessen, Trustee
13232 Hwy 39
Klamath Falls, OR 97603

Constance C. Driessen
13232 Hwy 139
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, CONSTANCE C. DRIESSEN, a single woman, hereinafter called the Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey to the CONSTANCE C. DRIESSEN REVOCABLE LIVING TRUST UNDER AGREEMENT DATED April 9, 2012, hereinafter called Grantee and Grantee's heirs, successors and assigns, all of Grantor's interest in that certain real property together with the 2011 "detitled" Palm Harbor manufactured home on the property and with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining in the real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

(See attached legal description)

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

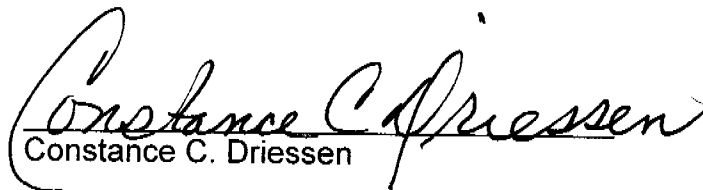
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$1.00 and other valuable consideration.

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 provision hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 9th day of April, 2012.

THIS INSTRUMENT WILL 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 TO VERIFY APPROVED USES.

DATED: April 9, 2012.


Constance C. Driessen

STATE OF OREGON)
) ss
County of Klamath)

Dated: April 9, 2012

Personally appeared Constance C. Driessen who, being duly sworn acknowledged said instrument to be her voluntary act and deed.

Before me:

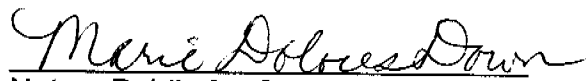

Notary Public for Oregon
My commission expires: 5-23-2014



Exhibit A

PARCEL 1:

A parcel of land situated in the NE 1/4 of Section 12, Township 40 South, Range 9 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 said Section 12, said point being North 00° 12' 30" West a distance of 180.00 feet from the 5/8" x 30" iron pin marking the East quarter corner of said Section 12; thence North 00° 12' 30" West along the East line of said Section 12 a distance of 400.00 feet; thence South 89° 47' 30" West at right angles to the East line of said Section 12 a distance of 33.36 feet to a 5/8" x 30" iron pin with cap; thence continuing South 89° 47' 30" West a distance of 426.12 feet to a 5/8" x 30" iron pin with cap on the Northeasterly right of way line of the Southern Pacific Railroad; thence South 33° 29' 00" East along said right of way line a distance of 478.07 feet to a 5/8" x 30" iron pin with cap; thence North 89° 53' 00" East at right angles to State Highway No. 39 (the highway is not parallel with the section line) a distance of 163.18 feet to a 5/8" x 30" iron pin with cap; thence continuing North 89° 53' 00" East a distance of 34.00 feet to the point of beginning.

LESS AND EXCEPT any portion lying within the Klamath Falls-Malin State Highway.

PARCEL 2:

A parcel of land situated in the NE 1/4 of Section 12, Township 40 South, Range 9 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 said Section 12, said point being North 00° 12' 30" West a distance of 580.00 feet from the 5/8" x 30" iron pin marking the East quarter corner of said Section 12; thence North 00° 12' 30" West along the East line of said Section 12 a distance of 243.00 feet; thence South 89° 47' 30" West at right angles to the East line of said Section 12 a distance of 32.98 feet to a 5/8" x 30" iron pin with cap; thence continuing South 89° 47' 30" West a distance of 585.97 feet to a 5/8" x 30" iron pin with cap on the Northeasterly right of way line of the Southern Pacific Railroad; thence South 33° 29' 00" East along said right of way line a distance of 290.65 feet to a 5/8" x 30" iron pin with cap; thence North 89° 53' 00" East at right angles to State Highway No. 39 (the highway is not parallel with the section line) a distance of 426.12 feet to a 5/8" x 30" iron pin with cap; thence continuing North 89° 53' 00" East a distance of 33.36 feet to the point of beginning.

LESS AND EXCEPT any portion lying within the Klamath Falls-Malin State Highway.