

2012-004358

Klamath County, Oregon



04/26/2012 03:47:11 PM

Fee: \$47.00

Grantor's Name and Address

Ronald Lyall
808 NE 138th Ave.
Vancouver, WA 98684

Grantee's Name and Address

Ronald Lyall, Trustee
Ronald R. Lyall Living Trust, UTD
January 9, 2008
808 NE 138th Ave.
Vancouver, WA 98684

After Recording Return to:

Ronald Lyall
808 NE 138th Ave.
Vancouver, WA 98684

Until requested otherwise, send all tax statements to:

Ronald Lyall, Trustee
Ronald R. Lyall Living Trust
808 NE 138th Ave.
Vancouver, WA 98684

BARGAIN AND SALE DEED

Ronald R. Lyall, Individually, as Grantor, hereby grants, bargains, sells and conveys for good and valuable consideration to Ronald R. Lyall Living Trust, UTD January 9, 2008, subject to the third restatements thereof, dated the 29th day of June, 2011, as Grantee, all right, title and interest in and to the following described real property situate in Klamath County, Oregon, to wit:

Lots 1, 2 and 3 of Harriman Park according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

All of that certain real property as described by warranty deed recorded March 21, 1990 at Volume M90, Page 5175-5180, Klamath County Deed Records consisting of three parcels the legal descriptions are attached hereto marked Exhibit A and incorporated by reference herein.

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 \$ Estate Planning. However, the whole or part of the consideration includes 0. 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.

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 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 11 day of April, 2012.

Ronald R. Lyall

Ronald R. Lyall

STATE OF Washington, County of Clark)ss:

ACKNOWLEDGED BEFORE ME this 11 day of April, 2012, by Ronald R. Lyall.



Judi Kim
NOTARY PUBLIC

My Commission Expires: April 14, 2012

EXHIBIT "A"

PARCEL 1:

A tract of land situated in the NE1/4 of Section 3, Township 36 South, Range 6 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of the tract of land conveyed to Robert A. Scott et ux., by deed, dated November 6, 1965, and recorded November 22, 1965, in Volume M-65 at Page 3934 of Klamath County, Oregon Deed Records, which said corner is situated on the East bank of the artificially constructed water channel; thence running on the East bank of said water channel North 20 degrees 46 minutes West a distance of 51.53 feet to a point; thence continuing along the East bank of said water channel North 80 degrees 46 minutes East a distance of 15.30 feet to a point; thence continuing along the East bank of said water channel North 20 degrees 46 minutes West a distance of 25.00 feet to a point; thence leaving said water channel and running North 81 degrees 10 minutes East a distance of 106.60 feet, more or less, to the point where the center line of the private 20 foot wide roadway, which is more particularly described in the deed to John L. Gross, et ux., dated October 12, 1966, and recorded October 20, 1966, in Volume M-66 at Page 10168 of Klamath County, Oregon Deed Records intersects the South boundary line of Harriman Park; thence running on the center line of said private 20 foot wide roadway South 12 degrees 04 minutes East a distance of 72.5 feet more or less, to the Northeast corner of said tract of land conveyed to Robert A. Scott, et ux., thence South 80 degrees 40 minutes West along the North line of said Scott tract a distance of 100 feet, more or less, to the point of beginning.

Tax Acct. No.: 008 - 3606-3AD-2100 Key No.: 309311

PARCEL 2:

The following described real property situate in the County of Klamath, State of Oregon:

That portion of Tract A of Harriman Park, more particularly described as follows:

Beginning at a one-half inch iron pin which is situated on the center line of the private 20 foot wide roadway, more particularly described in the Deed to John L. Gross et ux., recorded in Volume M-66 at Page 10168 of Klamath County, Oregon, Deed Records, South 12 degrees 04 minutes East a distance of 25.94 feet, more or less, from the point where said roadway

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EXHIBIT "A" CONTINUED

center line intersects the Southerly terminus of Dugout Lane, said point of intersection being South 50 degrees 14 minutes West a distance of 34.12 feet the Southwest corner of Lot 1 of Harriman Park; thence South 12 degrees 04 minutes East along said center line of said private roadway a distance of 111.69 feet, more or less, to the Southeast corner of the tract of land conveyed to Dave Jones by Deeds recorded in Volume M-68 at Page 7521 of Klamath County, Oregon Deed Records; which said point is also the Northeast corner of the Servient Tenement described in the Easement recorded in Volume M-68 at Page 8442 of Klamath County, Oregon Deed Records; thence South 81 degrees 10 minutes West along the South line of said Jones Tract, which said line is also the North line of said Servient Tenement to the point where the Southerly boundary line of Harriman Park intersects the East bank of the artificially constructed water channel, which said point is the Southwest corner of said Jones Tract and the Northwest corner of said Servient Tenement; thence North 39 degrees 03 minutes 30 seconds West, along the East bank of said water channel a distance of 44.23 feet, more or less, to a five eighths inch iron pin; thence leaving said East bank of said water channel and running North 50 degrees 56 minutes 30 seconds East a distance of 149.61 feet, more or less, to the point of beginning of this description.

Tax Acct. No.: 008 - 3606-3AA-5600 Key No.: 308633

PARCEL 3:

A tract of land situated in the NE1/4 of Section 3, Township 36 South, Range 6 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin which is located South 12 degrees 04 minutes East 375.5 feet from the Northwest corner of Lot 1 of Harriman Park, Klamath County, Oregon, which pin is located in the center line of a private 20 foot wide roadway; thence South 80 degrees 43 minutes West a distance of 91 feet, more or less, to the East bank of the artificially constructed water channel; thence, running on said East Bank of said water channel North 20 degrees 46 minutes West a distance of 76.5 feet; thence North 80 degrees 40 minutes East a distance of 100 feet, more or less, to the center line of said private roadway; thence South 13 degrees 59 minutes East along the center line of said roadway 75.0 feet, more or less, to the point of beginning.

Tax Acct. No.: 008 - 3606-3ADD-1900 Key No.: 309302