

UTC 93270-LW



THIS SPA

2012-004517
Klamath County, Oregon



05/01/2012 11:26:29 AM

Fee: \$47.00

CRAIG PETERS AND CANDACE RUTH
PETERS, TRUSTEES OF THE CRAIG &
CANDY PETERS FAMILY LIVING TRUST
UNDER TRUST AGREEMENT DATED
SEPTEMBER 22, 2008

Grantor's Name and Address

CRAIG PETERS
39404 HWY 62
CHILOQUIN, OR 97624

Grantee's Name and Address

After recording return to:

CRAIG PETERS
39404 HWY 62
CHILOQUIN, OR 97624

Until a change is requested all tax statements
shall be sent to the following address:

CRAIG PETERS
39404 HWY 62
CHILOQUIN, OR 97624

Escrow No. MT93270-LW
Title No. 0093270
BSD r.020212

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

CRAIG PETERS and CANDACE R. PETERS, as tenants by the entirety,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

CRAIG PETERS AND CANDACE RUTH PETERS, TRUSTEES OF THE CRAIG & CANDY PETERS FAMILY LIVING TRUST UNDER TRUST AGREEMENT DATED SEPTEMBER 22, 2008,

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 anyway appertaining, situated in the County of **KLAMATH**, State of Oregon, described as follows, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00.

47me

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

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

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.

In Witness Whereof, the grantor has executed this instrument this 25 day of April, 2012; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Craig Peters
CRAIG PETERS

Candace R. Peters
CANDACE R. PETERS

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 25, 2012 by CRAIG PETERS AND CANDACE R. PETERS

Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/2015



LEGAL DESCRIPTION

"EXHIBIT A"

EXHIBIT "A" LEGAL DESCRIPTION

A parcel of land situated in Section 31, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, State of Oregon, being more particularly described as follows:

Beginning at a 5/8 inch iron pin on the South line of the NW1/4 of said Section 31, from which an axle marking the Southeast corner of said NW1/4 bears South 89°39'59" East along said South line, 57.66 feet; thence North 04°45'10" West, 649.89 feet; thence South 89°48'20" East parallel to but 660 feet Southerly of the North line of the SW1/4 NE1/4 of said Section 31, 777.50 feet to the Westerly right of way line of Oregon Highway No. 62; thence South 11°51'08" East along said right of way line, 664.18 feet to the intersection of said right of way line with the South line of the N1/2 of said Section 31; thence leaving said right of way line North 89°39'59" West along said South line of the N1/2 of Section 31, 860.08 feet to the point of beginning.