

2012-006644

Klamath County, Oregon



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06/19/2012 01:32:20 PM

Fee: \$42.00

GRANTOR

Peter G. Bischoff and Pauline Bischoff
Trustees of the Peter G. Bischoff & Pauline Bischoff Revocable
24009 OAK KNOLL CIRCLE
LOS ALTOS HILLS, CA 94022

GRANTEE

PETER BJORN BISCHOFF and
MICHAEL ALEXANDER BISCHOFF
24009 OAK KNOLL CIRCLE
LOS ALTOS HILLS, CA 94022

AFTER RECORDING RETURN TO: Grantors

SEND TAX STATEMENTS TO: Grantors

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Peter G. Bischoff and Pauline Bischoff, Trustees of the Peter G. Bischoff & Pauline Bischoff Revocable Trust, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PETER BJORN BISCHOFF and MICHAEL ALEXANDER BISCHOFF, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, an undivided 9.2% share (representing a gift of 4.6% in 2011 and 4.6% in 2012), each, in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

A parcel of land being a portion of Lot 191 of RUNNING Y RESORT, PHASE 3, (Tract 1324) situated in the NE 1/4 corner of Section 9, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

Commencing at the Southeasterly corner of said Lot 191; thence along the Southerly line of said Lot 191, South 51° 13' 53" West 184.84 feet to a point at the Northeasterly right-of-way line of Osprey Lane; thence along said right-of-way line, along an arc of a 380 foot radius curve to the left through a central angle of 0° 22' 57" (the long cord of which bears North 29° 00' 52" West 2.54 feet) an arc distance of 2.54 feet; thence leaving said right of way North 51° 13' 53" East 184.59 feet parallel with and 2.50 feet distant from (when measured at right angles) said Southerly line of said Lot 191, to the Northeasterly line of said Lot; thence along said line South 34° 38' 04" East 2.50 feet to the point of beginning.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE. 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 APPROVED USES AND EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

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 DEPARTMENT TO VERIFY APPROVED USES"

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

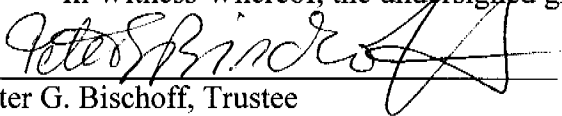
Michael Spencer
Retired & Counsel

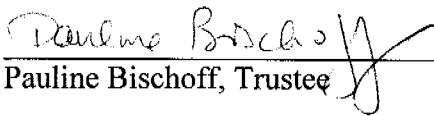
is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is other than money.

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 undersigned grantors, have executed this instrument this 19th day of June, 2012

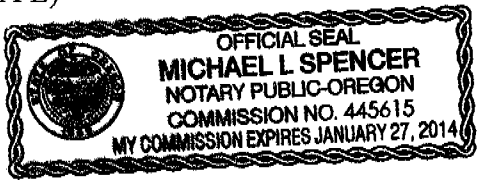

Peter G. Bischoff, Trustee

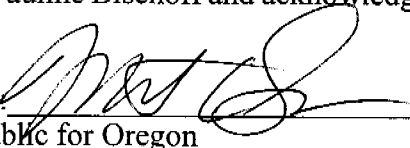

Pauline Bischoff, Trustee

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Peter G. Bischoff and Pauline Bischoff and acknowledge the foregoing instrument to be their voluntary act and deed.

(S E A L)



Before me: 
Notary Public for Oregon