



THIS SPA

2012-007195

Klamath County, Oregon



00120565201200071950030034

06/29/2012 02:44:18 PM

Fee: \$47.00

After recording return to:

MICHELLE L. MANNING

3611 Hwy 97 N. Sp10

Klamath Falls, OR 97611

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

MICHELLE L. MANNING

3611 Hwy 97 N. Sp10

Klamath Falls, OR 97611

Escrow No. SR139724T1

Title No. 139724

SWD r.020212

STATUTORY WARRANTY DEED

JAMES ROBERT BAINBRIDGE AND MILDRED G. BAINBRIDGE, as trustee of the JAMES ROBERT BAINBRIDGE AND MILDRED G. BAINBRIDGE REVOCBLE LIVING TRUST, dated 3-30-2001,

Grantor(s), hereby convey and warrant to

MICHELLE L. MANNING,

Grantee(s), the following described real property in the County of **DESCHUTES** and State of Oregon free of encumbrances except as specifically set forth herein:

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

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

786974

2310 016DO 00600 000

The true and actual consideration for this conveyance is **\$118,000.00**.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

4712m

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 22nd day of JUNE, 2012

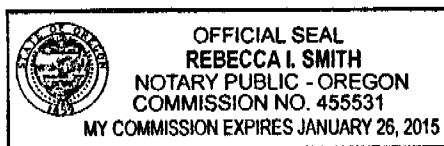
JAMES ROBERT BAINBRIDGE AND MILDRED G.
BAINBRIDGE REVOCBLE LIVING TRUST

BY: James Robert Bainbridge
JAMES ROBERT BAINBRIDGE, TRUSTEE

BY: Mildred G. Bainbridge
MILDRED G. BAINBRIDGE, TRUSTEE

State of Oregon
County of ~~DESCHUTES~~ Marion

This instrument was acknowledged before me on JUNE 22nd 2012 by JAMES ROBERT BAINBRIDGE AND MILDRED G. BAINBRIDGE, Trustees.



Rebecca I. Smith
(Notary Public for Oregon)

My commission expires JAN 26, 2015

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land in the Northeast part of the N1/2 S1/2 NW1/4 SE1/4 of Section 16, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Beginning at a point, being a #5 x 48" steel rod set along the West line of Kurtz Road 30 feet from the centerline thereof, from which the SE/16 corner of said Section 16 bears South 02° 53' 27" East 487.98 feet; thence South 88° 47' 02" West, 504.53 feet to a point, being a #5 x 48" steel rod; thence North 00° 28' 33" East 161.26 feet to a point, being a #5 x 48" Steel rod; thence North 88° 38' 09" East 504.51 feet to a point along said West line of Kurtz Road and 30 feet from the centerline thereof, being a 2" x 60" steel pipe; thence South 00° 27' 19" West 162.57 feet to the point of beginning.