

**2012-010236**

**Klamath County, Oregon**



00124322201200102360030037

09/17/2012 10:01:13 AM

Fee: \$47.00

**UNTIL A CHANGE IS REQUESTED,  
SEND ALL TAX STATEMENTS TO:**

Josef B. Rivers, Trustee  
PO Box 1051  
Aptos, CA 95001

**AFTER RECORDING RETURN TO:**

Kathleen Lawler Bodmer, Esq.  
655 Capitola Rd. Suite 103  
Santa Cruz, CA 95062

**STATUTORY BARGAIN AND SALE DEED**

Josef Rivers ("Grantor") conveys to Josef B. Rivers, Trustee of the Josef B. Rivers Living Trust dated August 21, 2012, or his successors in interest ("Grantee"), the following described real property in the County of Klamath and State of Oregon free of encumbrances, except as specifically set forth herein:

**LEGAL DESCRIPTION: SEE ATTACHED**

The true and actual consideration for this conveyance consists of the estate planning of the Grantor.

**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.**

**Steven H. Leventhal, Attorney-at-Law  
855 SW Yates Drive, Suite 104, Bend, Oregon 97702  
Phone: 541-382-9368**

**DATED:** This 21<sup>st</sup> day of August, 2012

**SIGNED:**

  
Josef Rivers, Grantor

**STATE OF CALIFORNIA**


**COUNTY OF SANTA CRUZ**

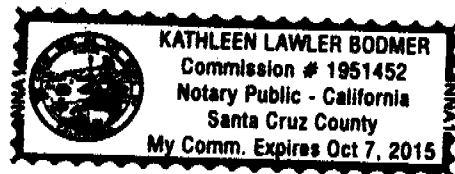
On August 21, 2012, before me, **KATHLEEN LAWLER BODMER**, Notary Public, personally appeared Josef Rivers, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person executed the instrument.

I certify under **PENALTY of PERJURY** under the laws of the State of California that the foregoing paragraph is true and correct.

**WITNESS** my hand and official seal.

**Signature:**





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KNOW ALL MEN BY THESE PRESENTS, That LOMA LINDA UNIVERSITY, a California corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PATRICK A. GRAHAM and JOSEF RIVERS, not as tenants in common, but with the right of survivorship, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, 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:

Northwest 1/4 of the Northeast 1/4 excepting therefrom the Northerly 100 feet that lies West of the Microwave Station Road and the South 1/2 of the Northeast 1/4. All in Section 25, Township 36 South, Range 12 East of the Willamette Meridian.

"This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses."

## MOUNTAIN TITLE COMPANY INC.

- continued on the reverse side of this deed -

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as stated on the reverse side of this deed 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 part and 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 \$ 30,000.00

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 grantor has executed this instrument this 28th day of May, 1985; if a corporate grantor, it has caused its name to be signed and sealed by its officer, duly authorized thereto by order of its board of directors.

By: [Signature]  
Assistant Secretary

If executed by a corporation,  
with corporate seal

STATE OF OREGON,  
County of \_\_\_\_\_

STATE OF OREGON, County of SAN BERNARDINO  
May 1, 1985

Personally appeared \_\_\_\_\_ James A. Greene and Roy E. Brooks who, being duly sworn, each for himself and not one for the other, did say that the former is the Vice president and that the latter is the assistant secretary of

and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.

(OFFICIAL SEAL)



OFFICIAL SEAL  
BARBARA C. KEELER  
Notary Public for California

My commission expires May 1, 1987

Notary Public for California  
Commission expires: May 1, 1987

(OFFICIAL SEAL)

Loma Linda University  
Attention: Harluf L. Jensen, Trust Officer  
Loma Linda, CA 92350

GRANTOR'S NAME AND ADDRESS  
Patrick A. Graham & Josef Rivers  
P.O. Box 1051  
Aptos, CA 95001-1051

GRANTEE'S NAME AND ADDRESS  
SAME AS GRANTEE

NAME, ADDRESS, ZIP  
SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_  
I certify that the within instrument was received for record on the day of \_\_\_\_\_, 19\_\_\_\_

at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ or as file/roll number \_\_\_\_\_  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.

Recording Officer  
By \_\_\_\_\_ Deputy