



THIS SPACE

2012-010419

Klamath County, Oregon



09/20/2012 11:50:46 AM

Fee: \$42.00

Michael F. Buckley Jr. Revocable Living Trust
741 S. Krameria Street
Denver, CO 80224

Grantor's Name and Address

Nick A. Gudge
PO Box 731
Hines, OR 97738

Grantee's Name and Address

After recording return to:

Nick A. Gudge
PO Box 731
Hines, OR 97738

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

Nick A. Gudge
PO Box 731
Hines, OR 97738

Escrow No. MT94809-CT

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Evelyn F. Starks, successor trustee of the Michael F. Buckley Jr. Revocable Living Trust

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

Nick A. Gudge and Karyl A. Gudge, as tenants by the entirety,

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:

A tract of land situated in Lot 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and running thence along the North line of said Section North 89°42'15" East 400.00 feet; thence South 62.42 feet; to the true point of beginning of this description; thence South 46°57'20" West 408.82 feet to the Northeasterly bank of Williamson River; thence South 37°53'20" East 77.95 feet; thence South 56°00' East 64.26 feet; thence North 39°16'10" East 418.49 feet; thence North 50°43'50" West 83.00 feet to the true point of beginning of this description.

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$70,000.00**.

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.

425mt

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.

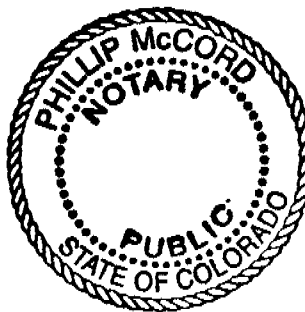
In Witness Whereof, the grantor has executed this instrument this 18 day of September, 2012; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

F. EG 9/18/12

Michael R. Buckley Jr. Revocable Living Trust

BY: *Evelyn F. Starks*
Evelyn F. Starks, Successor Trustee

State of Colorado
County of Denver



This instrument was acknowledged before me on September 18, 2012 by Evelyn F. Starks, successor trustee of the Michael R. Buckley Jr. Revocable Living Trust

F. EG 9/18/12

Phillip McCord
(Notary Public for State of Colorado)

My commission expires 02/16/2016