

1st Courtesy



After recording return to:
Ron and Vicki Powley
2365 Linda Vista Dr
Klamath Falls, OR 97601

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

File No.: ()
Date: September 25, 2012

2012-010705
Klamath County, Oregon



THIS SPACE R

09/27/2012 03:21:29 PM

Fee: \$47.00

STATUTORY BARGAIN AND SALE DEED

Ronald Lee Powley and Vicki Jean Powley, trustees of the Ronald Lee Powley and Vicki Jean Powley Family trust, dated September 23, 1988, Grantor, conveys to **Ronald L. Powley and Vicki J. Powley, as husband and wife**, Grantee, the following described real property:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

The true consideration for this conveyance is **\$other than money**. (Here comply with requirements of ORS 93.030)

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.

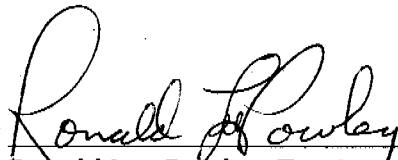
Dated this 25 day of September, 2012.

F 47-

APN: 306886

Bargain and Sale Deed
- continued

File No.: 7021-303017 (SAC)
Date: 09/25/2012



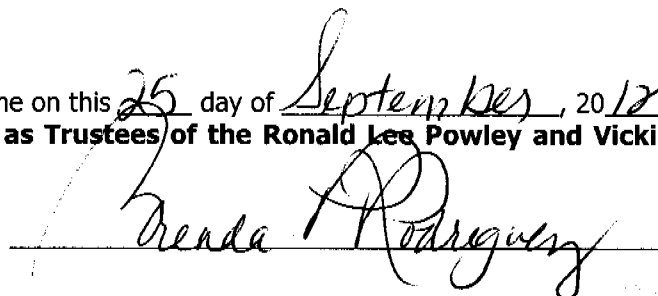
Ronald Lee Powley, Trustee



Vicki Jean Powley, Trustee

STATE OF Oregon)
County of Klamath)ss.
)

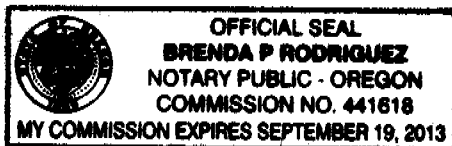
This instrument was acknowledged before me on this 25 day of September, 2012
by **Ronald Lee and Vicki Jean Powley, as Trustees of the Ronald Lee Powley and Vicki Jean Powley Family Trust.**



Brenda P Rodriguez

Notary Public for Oregon

My commission expires: 9-19-2013



APN: 306886

Bargain and Sale Deed
- continued

File No.: 7021-303017 (SAC)
Date: 09/25/2012

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lot 9 in Block 2 of First Addition to Loma Linda Heights, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Saving and Excepting that portion deeded to the City of Klamath Falls in Deed Volume M66 Page 9332, records of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the South line of Lot 9, Block 2, First Addition to Loma Linda Heights, said point being 3.80 feet East of the Southwest corner of said Lot; thence Easterly along an arc of a curve having a radius of 35.00 feet, through an angle of 62 degrees, a distance of 37.87 feet more or less to the South line 36.05 feet more or less to the point of beginning, all in the City of Klamath Falls, Oregon.