

2012-010812

Klamath County, Oregon



00125017201200108120020025

09/28/2012 03:48:57 PM

Fee: \$42.00

## RECORDING REQUESTED BY:

Melinda M. Brown

## AND WHEN RECORDED MAIL TO:

Karen Bruce  
5986 Church Rd.  
Ferndale, Washington 98248

APN: 003-430-04-00

007-740-17-00

003-430-11-00

Space above line for Recorder's Use

NO TAX DUE.

## GRANT DEED

Documentary transfer tax is NONE.

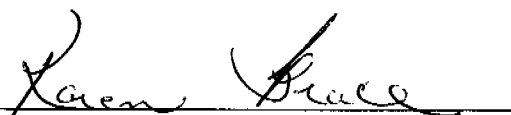
X Unincorporated area \_ City

Mail tax statements to: same address as above.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, GRANTOR, Karen Bruce, as personal representative of the Estate of Catherine May Brain, hereby GRANTS TO Karen Bruce, that real property in the unincorporated area, County of Trinity, State of California, described as follows:

See attached Exhibit A

Dated this 25 day of September, 2012.

  
Karen Bruce, as personal representative of the  
Estate of Catherine May Brain

State of WASHINGTON )  
 ) ss  
County of WHATCOM )

On September 25, 2012, before me, a notary public in and for the State of \_\_\_\_\_, personally appeared Karen Bruce, personally known to me (or 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, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



  
NOTARY PUBLIC FOR WASHINGTON  
My Commission Expires: 12-29-2014

\*Please also send tax statements for Karen Bruce, 5986 Church Rd., Ferndale, Washington 98248

## EXHIBIT A

North Parcel  
Parcel 1  
16 Acres

A portion of the W1/2 of the W1/2 of section 23, T39N, R7W, M.D.M., Trinity County, California, more particularly described as follows:

Commencing at the X section corner common to section 22 and 23, T39N, R7W, M.D.M., Trinity County, California, thence N 43° 51' 53" E 834.97 feet to a point on the easterly right of way line of proposed State Highway #3, said point being the true point of beginning of this description, thence from said point of beginning along a 1650.37 foot radius curve to the right from a tangent that bears N 10° 34' 29" E through an angle of 13° 55' 31" a distance of 401.10 feet, thence angle of 13° 55' 31" a distance of 401.10 feet, thence N 24° 30' 00" E 619.06 feet, thence along a 1400.32 foot radius curve to the left through an angle of 19° 56' 00" a distance of 487.17 feet, thence N 1° 26' 51" E 451.27 feet, thence leaving said easterly line S 85° 26' 00" E 92 feet more or less to the westerly line of that certain parcel conveyed to W. R. DuClos, et. ux., by deed recorded August 31, 1964 in Book 109, at page 133, Official Records of Trinity County, thence southerly along said westerly line 1124.26 feet more or less to the SW corner of said parcel, thence easterly 209.11 feet more or less to the SW corner of said parcel and the easterly line of the W1/2 of the W1/2 of said section 23, thence southerly along said easterly line to a point that bears East of the point of beginning, thence west to the point of beginning, thence west to the point of beginning and containing 16 acres more or less.

Parcel 2  
2.29 Acres

All that portion of section 8, T37N, R7W, M.D.M., Trinity County, California, more particularly described as follows:

Commencing at the SW corner of Section 8, T37N, R7W, M.D.M., thence N 14° 12' 30" E 1359.00 feet to the SW corner of the E1/2 of the SW1/2 of the NW1/2 of the SW1/2 of said Section 8, thence N 00° 11' 00" E 61.41 feet to the true point of beginning of this description, thence N 89° 23' 00" E 454.01 feet to a point on the westerly right of way line of State Highway No. 3 (F.A.S. 1089), thence along a 1640 foot radius curve to the right from a tangent that bears N 20° 34' 29" W through an angle of 8° 42' 48" a distance of 249.40 feet, thence leaving said right of way line S 89° 23' 00" W 383.62 feet, thence S 0° 11' 00" W 240.00 feet to the true point of beginning and continuing 2.29 acres more or less.

Being subject to a U.S.F.S. right of way as described in Book 124, Official Records, at page 535 Trinity County, California.

### Possessory Interest in Mining Claim

An undivided one-half interest in Elevator #4 Placer Mining Claim, situated in Section 12, township 39 North, Range 7 East, Trinity County, California, and more particularly described in Book 20, Page 385, Mining Records of Trinity County, California.

Parcel 3  
.20 Acres

A portion of the W 1/2 of the W 1/2 of Section 23, T39N, R7W, M.D.M., Trinity County, California, more particularly described as follows:

Beginning at a point on the North line of Section 23, T39N, R7W, M.D.M., Trinity County, California, from which the N.W. Corner of said Section 23 bears S 86° 11' 55" W. 1068.7' said point being on the Easterly right-of-way line of State Highway No. 3, thence from said point of beginning along North line of Section 23, T39N, R7W, M.D.M., S 86° 11' 55" E. 92 feet to the westerly line of that certain parcel conveyed to W.R. Ouclos, E.T., u.x., by deed recorded August 31, 1964 in Book 109, at page 133, Official Records of Trinity County, thence Southerly along said Westerly line 125' Feet, more or less, to the North East corner of that certain parcel, tax code 003-430-04 owned jointly by Donald E. and Catherine M. Brain, thence S. 85° 26' 00" W. 92' more or less to North West corner of that certain parcel, tax code 003-430-04, owned jointly by Donald E. and Catherine M. Brain, Thence N 1° 26' 51" E. 125 feet more or less to the point of beginning and containing 0.20 acres more or less.

Also know as parcel code 003-430-11.