

2012-011967

Klamath County, Oregon



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10/29/2012 03:57:34 PM

Fee: \$37.00

## Grantor's Name and Address

Ronald Lyall  
808 NE 138th Ave.  
Vancouver, WA 98684

## Grantee's Name and Address

Ronald Lyall, Trustee  
Ronald R. Lyall Living Trust, UTD  
January 9, 2008  
808 NE 138th Ave.  
Vancouver, WA 98684

## After Recording Return to:

Ronald Lyall  
808 NE 138th Ave.  
Vancouver, WA 98684

## Until requested otherwise, send all tax statements to:

Ronald Lyall, Trustee  
Ronald R. Lyall Living Trust  
808 NE 138th Ave.  
Vancouver, WA 98684

## BARGAIN AND SALE DEED

Ronald R. Lyall, Individually, as Grantor, hereby grants, bargains, sells and conveys for good and valuable consideration to Ronald R. Lyall Living Trust, UTD January 9, 2008, subject to the third restatements thereof, dated the 29<sup>th</sup> day of June, 2011, as Grantee, all right, title and interest in and to the following described real property situate in Klamath County, Oregon, to wit:

Beginning at a point in the Easterly right of way line of Dugout Lane, which is the Southwest corner of Lot 3 of said Harriman Part and is marked with a half inch iron pin; thence, South 50°14' West a distance of 50 feet to the Westerly right of way line of Dugout Lane; thence South 39°46' East, along said right of way line 85.5 feet to the true point of beginning of this description; thence, South 34°18' West a distance 177.7 feet, more or less, to a point which is situated on the North Bank of the Artificially Constructed Water Channel; thence, running on said North Bank of said Water Channel North 67°12' West a distance of 75 feet to a point on said North Bank of said Water Channel; thence, leaving said Water Channel and running North 39°52' East a distance of 151.2 feet to a point on the South line of a private 20 foot wide roadway; thence, running on said South line of said private 20 foot wide roadway, North 88°37' East, a distance of 72.4 feet, more or less, to the true pint of beginning of this description. Tax lot: R36 06 03AA 5400

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ Estate Planning. However, the whole or part of the consideration includes \$0. 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.

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 16 day of Oct, 2012.

Ronald R Lyall  
Ronald R. Lyall

STATE OF Washington County of Clark )ss:

ACKNOWLEDGED BEFORE ME this 16 day of Oct, 2012, by Ronald R. Lyall.



NOTARY PUBLIC

My Commission Expires: 2-1-15