

2012-011968

Klamath County, Oregon



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10/29/2012 03:57:39 PM

Fee: \$42.00

## 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:

See Exhibit A,

Tax Lot: R-3606-003AA-05300 and R-3606-003AA-05200

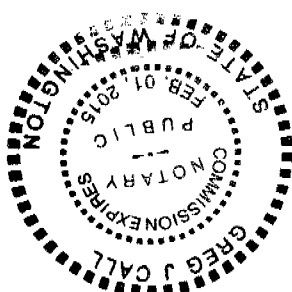
To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

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 Clerk )ss:ACKNOWLEDGED BEFORE ME this 16 day of October, 2012, by Ronald R. Lyall.

NOTARY PUBLIC

My Commission Expires: 2-1-15

## EXHIBIT A

### Parcel 1:

That portion of Tract A of Harriman Park, Klamath County, Oregon, more particularly described as follows:

Beginning at a point in the Easterly right of way line of Dugout Lane, which is the most Southerly corner of Lot 3 of said Harriman Park and which is marked with a half-inch iron pin; thence, South 50 degrees 14' West a distance of 50 feet to the Westerly right of way line of Dugout Lane; thence South 39 degrees 46' East along said right of way line a distance of 85.5 feet; thence, running South 88 degrees 37' West on the South line of a private 20 foot wide roadway a distance of 151.2 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 83 degrees 20' West a distance of 75.0 feet; thence leaving said water channel and running North 43 degrees 10' East a distance of 144.8 feet, more or less, to a point on said South line of said private 20 foot wide roadway; thence, running on said South line of said private 20 foot wide roadway North 88 degrees 37' East a distance of 72.4 feet, more or less, to the true point of beginning of this description.

### Parcel 2:

That portion of Tract A of HARRIMAN PARK SUBDIVISION, in the County of Klamath State of Oregon, more particularly described as follows:

Beginning at the North west corner of that certain tract of land conveyed to Eugene F. Jensen et us., by Deed recorded in Volume M67 at page 8388 of Klamath County Oregon Deed Records, which said corner is on the South line of the private 20 foot wide roadway; thence South 43 degrees 10' 00" West along the West line of said Jensen tract a distance of 144.50 feet, more or less, to the Southwest corner of said tract, which said corner is situated on the artificially constructed water channel; thence running on said North bank of said water channel South 81 degrees 0' 40" West a distance of 75 feet, more or less, to a one-half inch iron pin, set on the North bank of said water channel; thence North 41 degrees 01' 41" East a distance of 146.90 feet, more or less, to a one-half inch pin set on the South line of said private 20 foot wide roadway; thence North 85 degrees 20' 00" East along the South line of said private roadway a distance of 77.0 feet, more or less, to the point of beginning;

TOGETHER WITH full but non-exclusive right of egress and ingress over the above mentioned private 20 foot wide roadway to Dugout Lane, and together with an easement for utilities 5 feet wide along the South line of said roadway, the North line of said easement being bounded by the South line of the roadway; and

TOGETHER WITH full but non-exclusive easement of egress and ingress by water from and to Harriman Creek on said artificially constructed water channel, but reserving unto Grantors, their heirs and assigns the right to use said water channel for the benefit of Grantor's remaining lands in Section 3 Township 36 South, Range 6 East of the Willamette Meridian, and the right to further construct and improve said channel to serve Grantors' said lands.