

2012-011969

Klamath County, Oregon



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10/29/2012 03:57:59 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 29th 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 Attached Exhibit A.

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 October, 2012, by Ronald R. Lyall.



[Signature]
NOTARY PUBLIC

My Commission Expires: 2-1-15

EXHIBIT A

A parcel of land situated on the NE 1/4 NE 1/4 of Section 3, Township 36 South, Range 6, E.W.M. and being a portion of Tract A of HARRIMAN PARK, more particularly described as follows:

Beginning at a point on the center line of the private 20 foot wide roadway described in Deed to John L. Gross, et us, recorded in Vol. M-66, page 10168, microfilm records of Klamath County, Oregon, at its intersection with the South line of HARRIMAN PARK; thence West along the South line of HARRIMAN PARK to its intersection with the East bank of the artificially constructed water channel and the Southwesterly corner of tract conveyed to Dave Jones by Deed recorded in Vol. N-68, page 7521, microfilm records of Klamath County, Oregon; thence N. 81°10' E. Along the South line of said tract to a point on the center line of said private roadway, said line is also the North line of the Servient Tenement described in Easement recorded in Vol. M-68, page 8445, microfilm records of Klamath County, Oregon; thence S. 12°04' E. A distance of 15 feet, more or less, to the point of beginning. (3606-03AA-5700)