

2012-011970

Klamath County, Oregon



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10/29/2012 03:58:34 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 Exhibit A

Tax lot: R36 06 03AA 5000

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.

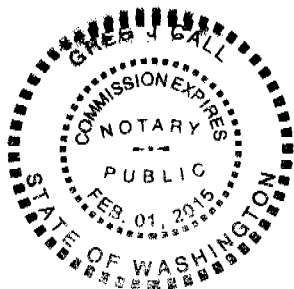
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.



NOTARY PUBLIC

My Commission Expires: 2-1-15

EXHIBIT A

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

Beginning at the Northwest corner of that certain tract of land conveyed to Eugene F. Jensen et ux by Deed recorded in Volume M67 page 8388, Deed records of Klamath County, Oregon, which said corner is on the South line of the private 20-foot wide roadway, and running thence South $85^{\circ}20'00''$ West along the South line of said private 20 foot wide roadway a distance of 77.00 feet, more or less, to a one-half inch iron pin on the south line of said roadway which marks the True Point of Beginning of this description; thence South $41^{\circ}01'40''$ West a distance of 146.90 feet, more or less, to a one-half inch iron pin which is situate on the North bank of the artificially constructed water channel; thence, running on said North bank of said water channel South $81^{\circ}10'40''$ West a distance of 75.00 feet, more or less, to a one-half inch iron pin set on the North bank of said water channel, thence North $38^{\circ}56'40''$ East a distance of 149.23 feet, more or less, to a one-half inch pin set on the South line of said private 20-foot roadway; thence, North $85^{\circ}20'00''$ 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 in width 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 a non-exclusive easement of ingress and egress 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 Grantors' remaining lands in Section 3, Township 36 South, Range 6 E.W.M., and the right to further construct and improve said channel to serve Grantors' said lands.