

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

2012-013341

Klamath County, Oregon



00127981201200133410020020

12/03/2012 10:58:32 AM

Fee: \$42.00

SPACE RESERVED  
FOR  
RECORDER'S USE

Returned to County

Brown Eva M. Revoc Liv Trust  
2507 Nile St  
Klamath Falls, OR 97603

Grantor's Name and Address

William Ray Brown  
642 Pacific Terrace  
Klamath Falls, OR 97601

Grantee's Name and Address

After recording, return to (Name and Address):

William R. Brown  
642 Pacific Terrace  
Klamath Falls, OR 97601

Until requested otherwise, send all tax statements to (Name and Address):

William R. Brown  
642 Pacific Terrace  
Klamath Falls, OR 97601

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that William Ray Brown Successor Trustee of the Eva Maxine Brown Revocable Living Trust hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto William Ray Brown hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows (legal description of property):

See Attached Property Description.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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 \$ 0.00. <sup>①</sup> However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration. <sup>②</sup> (The sentence between the symbols <sup>①</sup>, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on Dec. 3, 2012; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

William R. Brown  
(POA & Successor Trustee of  
Eva M. Brown Revoc. Living Trust)

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on Dec 3rd, 2012  
by William Ray Brown Trustee & POA for Eva M. Brown

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



Paula J. Harris  
Notary Public for Oregon  
My commission expires Nov 29, 2016

## EXHIBIT "A"

A portion of Lots 14 and 15, Block 1, HOMELAND TRACTS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of Lot 14, Block 1, HOMELAND TRACTS; thence South 89 degrees 54' 40" East, along the North line of said Lot 14, 210.37 feet more or less; thence South 0 degrees 55' 15" East, 94.71 feet; thence South 88 degrees 04' 35" West 210.37 feet to the East boundary of Nile Street; thence North 0 degrees 55' 15" East along said street boundary, 102.10 feet to the true point of beginning.

EXCEPTING THEREFROM, that portion of Lot 14, Block 1, HOMELAND TRACTS, being more particularly described as follows:

Beginning at a 5/8" iron pin marking the Northwest corner of said Lot 14; thence South 89 degrees 54' 40" East along the North line of said Lot 14 a distance of 210.37 feet to a 5/8" iron pin thence; leaving said North line South 0 degrees 55' 15" East 1.5 feet; thence Westerly to a point that is South 0 degrees 55' 15" East 3.5 feet from the point of beginning of this description; thence North 0 degrees 55' 15" West 3.5 feet to the point of beginning.

ALSO LESS AND EXCEPT any portion lying within parcel of land conveyed to Noel T. Patrick and Christena M. Patrick by Quitclaim Deed recorded in Volume M-74 at Page 12047 on September 10, 1974.

CODE 43 MAP 3909-1CB TL 1100

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 5th day  
of Aug. A.D. 19 92 at 10:43 o'clock A.M., and duly recorded in Vol. M92  
of Deeds on Page 17404

FEE \$35.00

Evelyn Biehn County Clerk

By Daniel Mendenhall