

2012-014126

Klamath County, Oregon



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12/19/2012 02:19:50 PM

Fee: \$52.00

AFTER RECORDING, RETURN TO:

William M. Ganong
Attorney at Law
514 Walnut Avenue
Klamath Falls OR 97601

SEND TAX STATEMENTS TO:

Edmond Barry O'Connor, Trustee
Ruth Merrill O'Connor, Trustee
6456 Climax Avenue
Klamath Falls OR 97601

BARGAIN AND SALE DEED

Edmond Barry O'Connor and Ruth E. O'Connor, also known as Ruth Merrill O'Connor, husband and wife, as to Parcel Nos. 1, 2, 3, and 4 described below; and Edmond Barry O'Connor, as to Parcel Nos. 5 and 6, described below, Grantors, convey unto Edmond Barry O'Connor and Ruth Merrill O'Connor, as Trustees of the Barry and Ruth O'Connor Trust, uad December 12, 2012, and their successors in Trust, Grantees, their interest in the real property located in Klamath County, Oregon, which is more particularly described as follows:

Parcel No. 1:

A tract of land situate in Section 8, Township 41 South, Range 11 E., W.M., Klamath County, Oregon, more particularly described as follows:

All of those portions of the N $\frac{1}{2}$ NW $\frac{1}{4}$, EXCEPT for the NW $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$, which is excepted from this conveyance, and of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 8 which lie South and West of the State Highway, which is sometimes referred to as the Dalles-California Highway or the Merrill-Tulelake Highway, and also, all of those portions of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ and Lots 3 and 2 of said Section 8 which lie North of the North right of way line of the Central Pacific Railway Company, EXCEPT for that portion of said Lot 2 which lies East of a line beginning at a point 4.50 chains West of the Northeast corner of said Lot 2 and running South to Lost River, which is excepted from this conveyance, all in Township 41 South, Range 11 E., W.M., Klamath County, Oregon.

Klamath County Assessor's Parcel No. R-4111-00800-00300-000
and Property ID No. R106076

Parcel No. 2:

All of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 8, Township 41 South, Range 11 E., W.M., Klamath County, Oregon, lying South of the South right of way line of the State Highway which is sometimes referred to as the Dalles-California Highway

or the Merrill-Tulelake Highway, EXCEPT for the tract of land containing one acre, more or less, which is more particularly described as follows:

Beginning at the point where the South right of way line of State Highway, which is sometimes referred to as the Dalles-California Highway or the Merrill-Tulelake Highway, intersects the East right of way line of the County Road, which is sometimes referred to as Malone Road, which said point of beginning is approximately 30 feet South and 30 feet East of the section corner common to Sections 5, 6, 7, and 8, Township 41 South, Range 11 E., W.M., Klamath County, Oregon; thence, running South along said East right of way line of said Malone Road, which said right of way line is parallel with and approximately 30 feet East of the section line between Sections 7 and 8 a distance of 208.71 feet; thence, running East and parallel with the North line of said Section 8, a distance of 208.71 feet; thence, running North and parallel with said East right of way line of Malone Road a distance of 208.71 feet, more or less, to said South right of way line of the State Highway; and thence, running West on said South right of way line of said State Highway, a distance of 208.71 feet, more or less, to the point of beginning.

Klamath County Assessor's Parcel No. R-4111-00800-00400-000
and Property ID No. R106101

More commonly referred to as 22203 Malone Road, Merrill, Oregon 97633

Parcel No. 3:

A tract of land situate in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 8, Township 41 South, Range 11 E., W.M., Klamath County, Oregon, containing one acre, more or less, and more particularly described as follows:

Beginning at the point where the South right of way line of State Highway, which is sometimes referred to as the Dalles-California Highway or the Merrill-Tulelake Highway, intersects the East right of way line of the County Road, which is sometimes referred to as Malone Road, which said point of beginning is approximately 30 feet South and 30 feet East of the section corner common to Sections 5, 6, 7, and 8, Township 41 South, Range 11 E., W.M., Klamath County, Oregon; thence, running South along said East right of way line of said Malone Road, which said right of way line is parallel with and approximately 30 feet East of the section line between Sections 7 and 8 a distance of 208.71 feet; thence, running East and parallel with the North line of said Section 8, a distance of 208.71 feet; thence, running North and parallel with said East right of way line of Malone Road a distance of 208.71 feet; more or less, to said South right of way line of the State Highway; and thence running West on said South right of way line of said state Highway, a distance of 208.71 feet, more or less, to the point of

beginning.

Klamath County Assessor's Parcel No. R-4111-00800-00500-000
and Property ID No. R801412

Parcel No. 4:

Lot 3 in Block 9 of Third Addition to Winema Gardens, Klamath County,
Oregon

Klamath County Assessor's Parcel No. R-3909-001BA-11600
and Property ID No. R506704

More commonly referred to as 6456 Climax Avenue, Klamath Falls, Oregon 97603

Parcel No. 5:

A tract of land situate in Section 8, Township 41 South, Range 11 E., W.M.,
Klamath County, Oregon containing 30 acres, more or less, which is more
particularly described as follows:

All of those portions of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ and Lots 2, 3, and 4 of said Section 8,
Township 41 South, Range 11 E., W.M., Klamath County, Oregon, which lie
South of the South right of way line of the Central Pacific Railway Company right
of way and North and East of the Southerly line of the Easement granted to the
United States of America for the B Drain, and North and West of the center line
of the right of way granted to the United States of America for the J Canal.

Klamath County Assessor's Parcel No. R-4111-00800-00800-000
and Property ID No. R106085

Parcel No. 6:

All that portion of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 8, Township 41 South, Range 11 E.,
W.M., Klamath County, Oregon, lying South of the South right of way line of the
Central Pacific Railway Co. (now Southern Pacific Railroad) right of way and
North of the Easement granted to the United States of America for the B Drain;
SAVING & EXCEPTING that portion of said parcel described as follows: A tract
of land situated in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 8, Township 41 South, Range 11
East of the Willamette Meridian, Klamath County, Oregon, more particularly
described as follows: Beginning at a point which is North, 316.70 feet and East,
375.30 feet from the Southwest corner of the NW $\frac{1}{4}$ of said Section 8, said point
being South, 150 feet from measured at right angles to the centerline of the
Southern Pacific Railroad Main Track; thence South 45°00'00" East, 108.89 feet

to a point which is South, 222 feet from measured at right angles to the said centerline; thence East, 431.80 feet; thence North 45°00'00" East, 108.89 feet; thence West, 585.80 feet to the point of beginning.

Klamath County Assessor's Parcel No. R-4111-00800-00899-000
and Property ID No. R800592

This deed is made for estate planning purposes and no consideration has been paid herefore.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

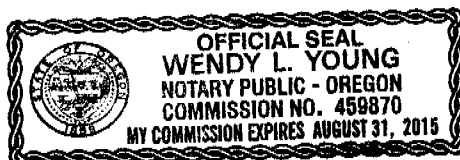
Dated this 19 day of December 2012.

Edmond Barry O'Connor
EDMOND BARRY O'CONNOR

Ruth E. O'Connor
RUTH E. O'CONNOR, aka RUTH
MERRILL O'CONNOR

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on December 19, 2012 by Edmond Barry O'Connor and Ruth E. O'Connor, who is also known as Ruth Merrill O'Connor.



Wendy Young
Notary Public for Oregon
My Commission Expires: 8.31.2015