



12/26/2012 03:27:14 PM

Fee: \$42.00

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: Eric L. Mockridge, Trustees Mockridge Family Trust 34106 McCartie Lane Bonanza, OR 97623
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GRANTOR:

Eric L. Mockridge and Barbara Ann Mockridge
34106 McCartie Lane
Bonanza, OR 97623

GRANTEE:

Eric L. Mockridge and Barbara Ann Mockridge,
Trustees of the Mockridge Family Trust
34106 McCartie Lane
Bonanza, OR 97623

-BARGAIN AND SALE DEED-

Eric L. Mockridge and Barbara Ann Mockridge, Grantor, conveys to Eric L. Mockridge and Barbara Ann Mockridge, Trustees of the Mockridge Family Trust Dated October 17, 2012, Grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

See Attached Exhibit "A"

The true and actual consideration for this transfer is an estate plan.

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 16 day of December 2012.

Eric L. Mockridge

Barbara Ann Mockridge

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 16 day of December 2012, the above-named Eric L. Mockridge and Barbara Ann Mockridge and acknowledged the foregoing instrument to be their voluntary act.



Notary Public for Oregon
My Commission expires: Oct 20, 2015

EXHIBIT "A"
LEGAL DESCRIPTION

All of Lots 10, 11 and 12, Riverside Tracts in Section 13, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, lying North of the County Road.

That portion of the S1/2 NE1/4 of Section 14, Township 39 South, Range 11 East of the Willamette Meridian, and that portion of Lots 8 and 9 of Riverside Tracts lying North of the Bonanza-Langell Valley Road in Sections 11 and 14, Township 39 South, Range 11 East of the Willamette Meridian.

Excepting therefrom that portion of Lot 8, described as follows:

From the section corner of Sections 10, 11, 14 and 15, Township 39 South, Range 11 East of the Willamette Meridian, South 536.5 feet and East 3269.2 feet to the point in the Northeasterly right of way line of the Bonanza-Langell Valley Road and the true point of beginning; thence Northeasterly a distance of 706.0 feet North 21°49' East to the South bank of Lost River; thence Northwesterly along the South bank of Lost River to a point on the West line of the SE1/4 SW1/4 of Section 11; thence Southerly along the West line of SE1/4 SW1/4 of Section 11, a distance of 82.0 feet to the North side of Bonanza-Langell Valley Road; thence Southeasterly on the North and East side and parallel to the center line of Bonanza-Langell Valley Road as now located and constructed to the point of beginning.

Reserving therefrom a 10 foot easement along the East boundary of Lot 12 for the installation of irrigation pipe.