

2012-014328

Klamath County, Oregon

RETURN TO:
Brandsness, Brandsness & Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601

MAIL TAX STATEMENTS:
Peter L. Cartwright, Trustee
29834 Pelican Butte Road
Klamath Falls, OR 97601



00129100201200143280020028

12/26/2012 03:29:12 PM

Fee: \$42.00

-BARGAIN AND SALE DEED-

Marcy L. Cartwright and Scott D. Cartwright, Grantor, whose address is 29834 Pelican Butte Road, Klamath Falls, OR 97601, conveys to Peter L. Cartwright, Trustee of the Cartwright Family Trust, Grantee, whose address is 29834 Pelican Butte Road, Klamath Falls, OR 97601, 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 estate planning.

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 29th day of November, 2012.

Marcy L. Cartwright
Marcy L. Cartwright

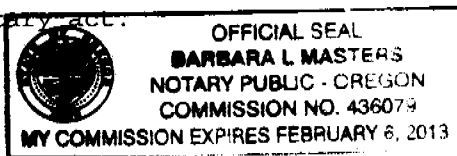
Scott D. Cartwright
Scott D. Cartwright

STATE OF OREGON)

) ss.

County of Klamath)

Personally appeared before me this 29th day of November, 2012, the above-named Marcy L. Cartwright and acknowledged the foregoing instrument to be her voluntary act.



[Signature]
Notary Public for Oregon

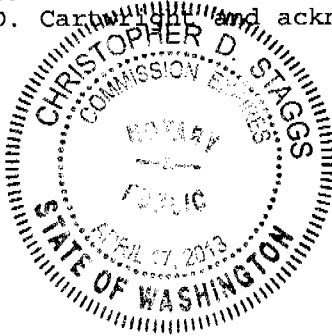
My Commission expires: 2-6-13

STATE OF WASHINGTON)

) ss.

County of King)

Personally appeared before me this 14th day of December, 2012, the above-named Scott D. Cartwright and acknowledged the foregoing instrument to be his voluntary act.



[Signature]
Notary Public for Washington

My Commission expires: April 17, 2013

Exhibit "A"

That portion of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 3, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, which is more particularly described as follows:

Beginning at the Northwest corner of that tract of land conveyed to Dale Vincent et ux., by Deed recorded in Volume 343 at Page 519 of Klamath County, Oregon Deed Records, which said point is also the Northeast corner of that tract of land conveyed to William Ganong, Jr. et ux. by Deed recorded in Volume 341 at Page 603 of Klamath County, Oregon Deed Records; thence North 89°04' East along the North line of said Vincent Tract a distance of 330 feet to the most Northerly Northeast corner of said Tract; thence continue North 89°04' East on a line, which is the North line of the tract of land herein conveyed to William K. Johnson, to the Westerly line of the County Road known as the Klamath Falls-Rocky Point Road or the West Side Highway; thence Northerly along said Westerly line of said Klamath Falls-Rocky Point Road to the North line of said SW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 3; thence West on said North line of said SW $\frac{1}{4}$ SW $\frac{1}{4}$ to the Northwest corner of said SW $\frac{1}{4}$ SW $\frac{1}{4}$; thence South on the West line of said Section 3 a distance of 330 feet, more or less, to the Northwest corner of said tract of land conveyed to William Ganong, Jr. et ux.; thence North 89°04' East along said North line of said Ganong Tract a distance of 330 feet to the point of beginning.

Map Tax Lot #: R-3606-003CC-00200-000; Property ID #: R311987.