

mtc
Q1396-11036

RECORDING REQUESTED BY:

GRANTOR:

Bertha S. Oliphant, Trustee
4449 Leonard Road,
Grants Pass, OR 97527

GRANTEE:

Lisa Gallegos, Trustee
Guy Oliphant
4449 Leonard Road
Grants Pass, OR 97527

SEND TAX STATEMENTS TO:

Lisa Gallegos, Trustee and Guy Oliphant
4449 Leonard Road
Grants Pass, OR 97526

AFTER RECORDING RETURN TO:

Bertha S. Oliphant, Trustee
4449 Leonard Road
Grants Pass, OR 97526

2013-000355

Klamath County, Oregon

01/09/2013 03:00:24 PM

Fee: \$42.00

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

BARGAIN AND SALE DEED – STATUTORY FORM

(INDIVIDUAL or CORPORATION)

Bertha S. Oliphant, as Trustee of the Donald G. Oliphant Family Trust, u/t/d April 27, 1990, as to an undivided one-half interest and Bertha S. Oliphant, as Trustee of the Oliphant Martial Trust, u/t/d April 27, 1990, as to an undivided one-half interest, as tenants in common, Grantor, conveys to

Bertha S. Oliphant, as Trustee of the Donald G. Oliphant Family Trust, u/t/d April 27, 1990, as to an undivided one-half interest and Lisa Gallegos, Trustee of the Lisa Ann Gallegos Family Trust, as to an undivided one-quarter interest, and Guy Young, as to an undivided one-quarter interest, as tenants in common, Grantee, the following described real property, situated in the County of Klamath, State of Oregon

SEE ATTACHED EXHIBIT "A" MADE A PART HEREOF

The true consideration for this conveyance is \$25325.00 (See ORS 93.030). **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: 12/31/2012



Bertha S. Oliphant, Trustee

Bertha S. Oliphant, Trustee

Bertha S. Oliphant, Trustee

Bertha S. Oliphant, Trustee

State of OREGON
COUNTY of Josephine

This instrument was acknowledged before me on Dec. 31, 2012 by
Bertha S. Oliphant, as Trustee of the Donald G. Oliphant Family Trust, u/t/d April 27, 1990, as to an undivided one-half interest and Bertha S. Oliphant, as Trustee of the Oliphant Martial Trust, u/t/d April 27, 1990

Anne Young Notary Public - State of Oregon
My commission expires: 12/5/2013

42 AMT

470312026310-TTJA26
Deed (Bargain and Sale – Statutory Form)

EXHIBIT "A"
LEGAL DESCRIPTION

The West 1/2 of Section 24, Township 35 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM the South 1/2 of the Southwest 1/4 of the Northwest 1/4 and that portion of N1/2 of the NW1/4 SW1/4 lying Northerly of the North line of the County Road.

ALSO EXCEPTING THEREFROM the South 1400 feet of the East 900 feet of the NW1/4 all in Section 24, Township 35 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

ALSO EXCEPTING THEREFROM any portion lying within the boundaries of county roads.

R-3511-02400-00600

The North 704 feet of the South 1936 feet of the SE1/4 of Section 30, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM the Westerly 1402.50 feet thereof.

R-3512-03000-00500

The Easterly 247.13 feet of the South 528 feet of the E1/2 E1/2 of the SW1/4 and the Westerly 412.50 feet of the South 528 feet of the SW1/4 SE1/4 of Section 30, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

R-3512-03000-01000

The Northerly 704 feet of the Southerly 1220.21 feet of the SE1/4 of Section 30, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM the Easterly 165 feet thereof.

R-3512-03000-01100

The Southerly 528 feet of the SE1/4 of Section 30, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM the Westerly 412.50 feet of the Southerly 528 feet of the SW1/4 SE1/4 and the Easterly 825 feet of the Southerly 528 feet of the SE1/4 SE1/4, Section 30, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

R-3512-03000-01200