

mtc 1396-11047

2013-000852
Klamath County, Oregon
01/23/2013 09:50:38 AM
Fee: \$47.00

AFTER RECORDING, RETURN TO:

Paul & Patricia Carney
330 N 11th St. #8
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

NO CHANGE

STATUTORY BARGAIN AND SALE DEED

KATHLEEN H. MURPHY, sole Successor Trustee of the Hamaker Family Trust, Grantor, conveys to KEVIN MURPHY, BRIAN MURPHY, TROY MARCOTT, RANDY MARCOTT, and HALEY MUELLER, Grantees, as tenants in common, the real property in Klamath County, Oregon more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference.

Klamath County Assessor's Account No. 3809-029DD-9100 and 3809-029DD-9200.

Grantor also sells and assigns to Grantees the Sellers' interest in that certain Contract of Sale dated May 1, 1993, wherein Chester H. Hamaker and Marie K. Hamaker, as Trustees of the Hamaker Family Trust, are Sellers, and Paul Carney and Patricia Carney, husband and wife, are Purchasers of the real property described on Exhibit "A" attached hereto, which said Contract of Sale is described in the Memorandum of Contract of Sale recorded on May 6, 1993 in Volume M93 at Page 10013 of the Deed Records of the Clerk of Klamath County, Oregon.

There is no consideration for this Deed, as it is made in distribution of said Trust.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 18th day of November, 2002.

Hamaker Family Trust

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.

By: Kathleen H. Murphy
Kathleen H. Murphy, Sole Successor
Trustee

STATE OF OREGON, County of Lincoln ss.

This instrument was acknowledged before me on November 18th, 2002 by Kathleen H. Murphy, as the sole Successor Trustee of the Hamaker Family Trust.



Elizabeth A. Curran
Notary Public for Oregon
My Commission Expires: 2-6-04

EXHIBIT A

Property situated in Klamath County, State of Oregon, and described as follows:

Commencing at the SW corner of Lot 5, Block 45, NICHOLS ADDITION to Linkville (now City of Klamath Falls, Oregon); thence northwesterly 40 feet along the easterly line of Tenth Street; thence northeasterly, at right angles to Tenth Street, 66.83 feet to the easterly line of said Lot 5, being the point of beginning; thence northwesterly, parallel with Tenth Street, 40 feet; thence southwesterly, at right angles to Tenth Street, 1.83 feet; thence southeasterly, parallel to Tenth Street, 40 feet; thence northeasterly, at right angles to Tenth Street, 1.83 feet to the point of beginning.

and also:

Part of Lot 5, Block 45, NICHOLS ADDITION to Klamath Falls, Oregon, described as follows: Beginning at a point 160 feet northwesterly along the northeasterly side of 10th Street in Nichols Addition to the City of Klamath Falls, Oregon, from the corner of 10th and High Streets in said Nichols Addition; running thence at right angles 65 feet; thence at right angles in a northwesterly direction 40 feet; thence at right angles in a southwesterly direction 65 feet to Tenth Street; thence at right angles in a southeasterly direction along 10th Street 40 feet to the place of beginning.

Also commencing at the southwesterly corner of Lot 5, Block 45, Nichols Addition to Linkville (now City of Klamath Falls, Oregon); thence northwesterly along the easterly line of 10th Street 40 feet; thence northeasterly at right angles to 10th Street 66.83 feet to the easterly line of said Lot 5, being the point of beginning; thence northwesterly parallel with 10th Street 10 feet; thence northeasterly at right angles to 10th Street 66.83 feet to the easterly line of Lot 6 of said Block; thence southeasterly parallel with 10th Street 10 feet; thence southwesterly parallel with High Street 66.83 feet to the point of beginning.

Lot "C" and the Northerly 40 feet of Lot "D" of the re-subdivision and supplemental plat of Lots 1, 2, 7 and 8 of Block 45 of NICHOLS ADDITION to the City of Klamath Falls, Oregon; and

Beginning at a point on the Westerly line of Lot 5 of Block 45 of NICHOLS ADDITION to Linkville (now City of

Klamath Falls) Oregon, 112.14 feet Southerly from the Northwestern corner of said Lot; thence Northeasterly and parallel with High Street 65 feet to the Easterly line of said Lot; thence Northwesterly along the Easterly line of said Lot 25 feet; thence Southwesterly and parallel with High Street, 65 feet to the Westerly line of said Lot 5; thence Southeasterly along the Westerly line of said Lot to the place of beginning.

Also, a portion of Lot 6 in Block 45 in NICHOLS ADDITION to the City of Klamath Falls, Oregon 70 feet deep, measured on line between Lots 5 and 6 of said Block and the full width of said Lot 6, to-wit: 66.83 feet wide by the Supplemental plat of said Addition, said Tract being further described as follows: Beginning 90 feet Southeasterly along the line between Lots 5 and 6 of said Block 45 from the Southerly line of Washington (formerly Canal) Street; thence Northeasterly at right angles to said line between Lots 5 and 6, 66.83 feet, more or less, to the Easterly line of said Lot 6; thence Southeasterly along said line of Lot 6, 70 feet; thence Southwesterly at right angles to said Easterly line of Lot 6, 66.83 feet, more or less, to the Westerly line of said Lot 6; thence Northwesterly along said Westerly line 70 feet to the place of beginning. TOGETHER WITH an easement for private driveway over and across a strip of land 10 feet wide (measured on Washington Street) and running along the Easterly line of that portion of said Lot 6, Block 45, lying Northerly of the portion herein conveyed. Also, an easement for sewer from the portion of land herein conveyed to connect sewer with the sewer on the portion of Lot 6 aforesaid lying Northerly of the tract herein conveyed.

The above said property is conveyed subject to: Rights of the public in and to any portion of the property lying within the limits of streets, roads or highways; easements and rights of way of record and those apparent on the land; regulations, conditions, covenants, reservations and restrictions of record.