

2013-002700

Klamath County, Oregon



00132663201300027000020024

03/12/2013 03:37:31 PM

Fee: \$42.00

After recording return to:

Donald R. Crane, Attorney
37070 Highway 62
Chiloquin, OR 97624

Until a change is requested all tax statements
shall be sent to the following address.

Earl D. Baughman and Glenda C. Nixon
Trustees of the BAUGHMAN-NIXON LIVING TRUST
P.O. Box 45
Chiloquin, OR 97624

BARGAIN AND SALE DEED

Earl D. Baughman and Glenda C. Nixon, Grantors, convey to Earl D. Baughman and Glenda C. Nixon, trustees of the BAUGHMAN-NIXON LIVING TRUST dated May 24, 2010, Grantees, the following described real property:

That portion of the S $\frac{1}{2}$ S $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 21, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, lying West of the Sprague River.

Excepting therefrom all that portion lying within Williamson River Road.

Property ID: R207350

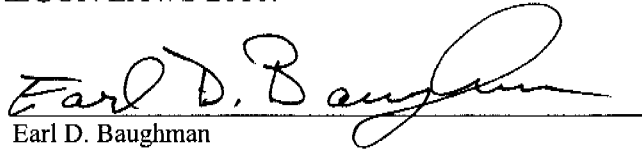
Map Tax Lot: R-3408-021C0-00600-000

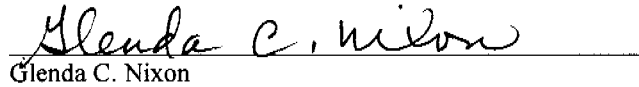
The true consideration for this conveyance is \$-0-. This transaction is made for estate purposes only.

"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 L AND 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 L AND 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,

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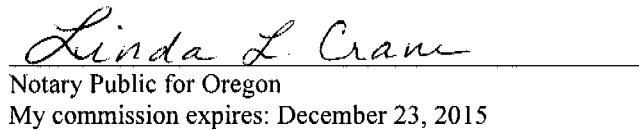
OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009,
AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.”

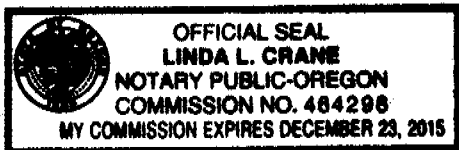

Earl D. Baughman


Glenda C. Nixon

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me on March 6, 2013, by Earl D. Baughman and Glenda C. Nixon.


Notary Public for Oregon
My commission expires: December 23, 2015



Earl D. Baughman and Glenda C. Nixon,
to

Grantors,

Earl D. Baughman and Glenda C. Nixon, Trustees of the EARL D. BAUGHMAN
AND GLENDA C. NIXON LIVING TRUST dated May 24, 2010,

Grantees.