

2013-002755

Klamath County, Oregon



00132734201300027550020023

03/14/2013 09:16:46 AM

Fee: \$42.00

AFTER RECORDING, RETURN TO:
William M. Ganong
Attorney at Law
514 Walnut Avenue
Klamath Falls OR 97601

SEND TAX STATEMENTS TO:
Cheryl Ann Schooler
Post Office Box 36
Keno OR 97627

BARGAIN AND SALE DEED

Cheryl Ann Schooler, Grantor, conveys unto Cheryl Ann Schooler, as Trustee of the Cheryl Ann Schooler Family Trust, uad March 8, 2013, and her successor in Trust, Grantees, the real property located in Klamath County, Oregon, which is more particularly described as follows:

Parcel No. 1:

Lot 16, Block 1, SUNSET EAST in Klamath County, Oregon

Klamath County Tax Lot No. R-3909-012DC-04700-000
and more commonly referred to as 7026 Sierra Place, Klamath Falls, Oregon

Parcel No. 2:

A portion of Lots 15 and 16 in Block 30 of FIFTH ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereon on file in the office of the County Clerk of Klamath County, Oregon as defined by Lot Line Adjustment 2-92, more particularly described as follows:

Beginning at the Northeast corner of said Lot 15, thence along the Easterly line of Lot 15 South 00°05'24" West 108.00 feet; thence South 75°53'56" West 179.48 feet to a point on the Westerly line of Lot 16; thence North 00°05'24" East 152.00 feet to the Northwest corner of Lot 15; thence South 89°54'36" East 174.00 feet to the point of beginning.

Klamath County Tax Lot No. R-4008-006BC-02700-000 and more commonly referred to as 11522 Red Wing Loop, Keno, Oregon

Parcel No. 3:

Lots 1, 2, and 3 in Block 5 of KLAMATH RIVER SPORTSMAN'S ESTATES,
in the County of Klamath, State of Oregon.

Klamath County Tax Lot Nos. R-4008-017DD-00400, 00200, and 00300 and
more commonly referred to as 15414 Keno Worden Road, Keno, Oregon

Parcel No. 4:

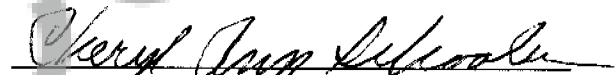
Lot 14 in Block 4 of KLAMATH RIVER SPORTSMAN'S ESTATES,
in the County of Klamath, State of Oregon.

Klamath County Tax Lot No. R-4008-017DB-01700-000, and more
commonly referred to as 15246 Keno Worden Road, Keno, Oregon

This deed is made for estate planning purposes and no consideration has been paid
heretofore.

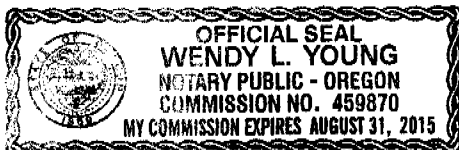
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE
TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND
195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9
AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT 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.

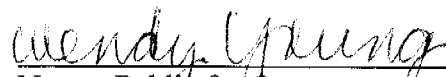
Dated this 8th day of March 2013.


CHERYL ANN SCHOOLER

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on March 8, 2013 by Cheryl Ann
Schooler.




Notary Public for Oregon
My Commission Expires: 8.31.2015