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03/20/2013 08:23:28 AM

Fee: \$52.00

**RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:**

Erik C. Larsen  
Hornecker, Cowling, et al  
717 Murphy Road  
Medford, OR 97504

**UNTIL A CHANGE IS REQUESTED:  
SEND ALL TAX STATEMENTS TO:**

Todd J. Schroeder and Vicki L. Schroeder  
29845 F Street  
Klamath Falls, OR 97601

**GRANTEE:**

Todd J. Schroeder and Vicki L. Schroeder  
Trustees of the Schroeder Family Trust  
29845 F Street  
Klamath Falls, OR 97601

**BARGAIN AND SALE DEED**

FOR VALUE RECEIVED, Todd J. Schroeder and Vicki L. Schroeder, husband and wife, and as tenants by the entirety, as Grantors, does hereby grant, bargain, sell and convey unto, Todd J. Schroeder and Vicki L. Schroeder, Trustees of the Schroeder Family Trust dated March 15, 2013, as Grantee, all that certain real property located in Klamath County, Oregon, and more particularly described as follows:

See Exhibit "A" attached hereto and by this reference incorporated  
herein and made a part hereof.

The consideration for this transfer is ZERO DOLLARS.

TOGETHER WITH all improvements, easements, hereditaments and appurtenances thereto, and subject to such rights, easements, covenants, restrictions and zoning regulations as appear of record or based upon the premises.

**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.

IN WITNESS WHEREOF, Grantors have hereunto subscribed their names to this instrument effective the 15<sup>th</sup> day of March, 2013.

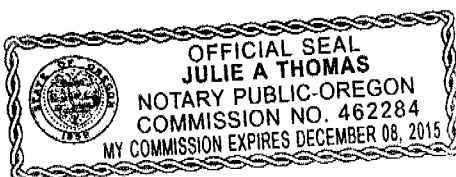
GRANTORS:

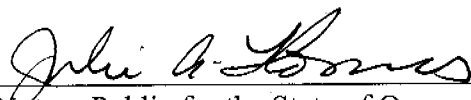
  
TODD J. SCHROEDER

  
VICKI L. SCHROEDER

STATE OF OREGON           )  
                                      ) ss.  
County of Jackson        )

On this 15<sup>th</sup> day of March, 2013, before me, the undersigned Notary Public in and for said State, personally appeared Todd J. Schroeder and Vicki L. Schroeder known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.



  
Notary Public for the State of Oregon  
My Commission Expires: 12/8/2015

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## EXHIBIT A

### PARCEL 1 (29845 F Street, Klamath Falls, Oregon):

Lots 29, 30, 32, 33 and 38 of TRACT A, FRONTIER TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

### PARCEL 2 (29947 F Street, Klamath Falls, Oregon):

LOT 31 IN TRACT "A" FRONTIER TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

### PARCEL 3 (1533 Summers Lane, Klamath Falls, Oregon):

A tract of land situated in the SW1/4 SW1/4 of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point located on the West line of said Section 35, said point being South 0 degrees 12' West (South by Deed Record) a distance of 100.0 feet from the Northwest corner of the SW1/4 SW1/4 of said Section 35; thence North 89 degrees 57' East (East by Deed Record) a distance of 198.0 feet, more or less, to the centerline of presently located Enterprise Irrigation District Canal; thence Southwesterly along the centerline of said canal to a point situated South 0 degrees 12' West (South by Deed Record) 56.65 feet and North 89 degrees 57' East (East by Deed Record) 156.0 feet more or less from the point of beginning; thence South 89 degrees 57' West (West by Deed Record) a distance of 156.0 feet more or less to the West line of said Section 35; thence North 0 degrees 12' East (North by Deed Record) along the West line of said Section 35 a distance of 56.65 feet more or less to the point of beginning. EXCEPTING THEREFROM any portion of said land lying and being within the boundaries of Summers Lane.

AND a parcel of land situated in the SW1/4 SW1/4 SW1/4, Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the centerline of Enterprise Irrigation District canal, from which a 5/8" iron rod marking the Southwest corner of said Section 35 bears South 16 degrees 13' 07" West - 529.98 feet; thence Northeasterly along said centerline 101.17 feet, more or less, to the intersection of the West boundary line of Garden Tracts; thence leaving said centerline, along said boundary line South 00 degrees 12' 00" West - 23.23 feet, more or less, to a 1/2" iron rod; thence continuing along said boundary line South 00 degrees 12' 00" West - 56.65 feet to a 1/2" iron rod; thence leaving said boundary line South 89 degrees 57' 00" West - 61.75 feet, more or less, to the point of beginning. EXCEPTING THEREFROM that portion conveyed to Klamath County for road purposes by Deed recorded March 5, 1971 in Volume M71, page 1921, Microfilm Records of Klamath County, Oregon.

**PARCEL 4 (5608 Delaware Avenue, Klamath Falls, Oregon):**

The West 1/2 of Lot 42, CLOVERDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**PARCEL 5 (2520 Hope Street, Klamath Falls, Oregon):**

Lots 43 and 44 in Block 7 of ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**PARCEL 6 (3913 Kelley Drive, Klamath Falls, Oregon):**

Lot 10, Block 1, KELENE GARDENS, in the County of Klamath, State of Oregon.