

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.

mtc
1396-11101

2013-004135

Klamath County, Oregon

04/19/2013 08:06:23 AM

Fee: \$57.00

Grantor's Name and Address

Grantee's Name and Address

After recording, return to (Name and Address):

John J. and Ann M. Novak Trustees

1873 Euclid

Klamath Falls, Or 97601

Until requested otherwise, send all tax statements to (Name and Address):

same as above

SPACE RESERVED
FOR
RECORDER'S USE

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that JOHN J. NOVAK AND ANN M. NOVAK

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JOHN J. NOVAK AND ANN M. NOVAK, CO-TRUSTEES, AND ANY SUCCESSOR TRUSTEE OF THE NOVAK*

hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows (legal description of property):

REVOCABLE LIVING TRUST PURSUANT TO THE TRUST AGREEMENT DATED APRIL 12, 2013

SEE ATTACHED LEGAL DESCRIPTION MADE A PART HEREOF

AMERICAN TITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity or effect upon the title to any interest therein that may be described therein.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ ESTATE PLANNING ① However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration. ① (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on April 19 2013; any

signature on behalf of a business or other entity is made with the authority of that entity.

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.

John J. Novak
John J. Novak

Ann M. Novak
Ann M. Novak

STATE OF OREGON, County of Klamath

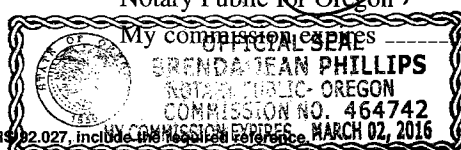
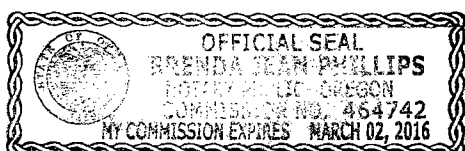
This instrument was acknowledged before me on April 18, 2013 ss.
by John J. Novak and Ann M. Novak

This instrument was acknowledged before me on _____

by _____

as _____

of _____



57 AMT

EXHIBIT "A"
LEGAL DESCRIPTION

Lots 19, 20, and 21 in Block 21 of THE SUPPLEMENTAL PLAT OF MOUNTAIN VIEW
ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in
the office of the County Clerk, Klamath County, Oregon.

EXHIBIT "B"
LEGAL DESCRIPTION

A piece or parcel of land in the NW1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the section corner marking the Northwest corner of said Section 3, Township 39 South, Range 9 East of the Willamette Meridian, and running thence South $0^{\circ} 00' 1/2''$ East along the Westerly boundary of the said Section 3, 826.8 feet, more or less, to its intersection with a line parallel with the 75 feet distant at right angles Northeasterly from the center line of The Dalles-California Highway, also known as South Sixth Street, as the same is now located and constructed, thence South $55^{\circ} 52' 1/2''$ East along said parallel line 1266.2 feet to the true point of beginning of this description, running thence South $55^{\circ} 52' 1/2''$ East 50 feet along said parallel line; thence North $34^{\circ} 07' 1/2''$ East 175 feet, thence North $55^{\circ} 52' 1/2''$ West 50 feet, thence South $34^{\circ} 07' 1/2''$ West 175 feet to the said point of beginning.

EXHIBIT "C"
LEGAL DESCRIPTION

A tract of land situated in the SW1/4 of the NW1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Commencing at the Northwest corner of said Section 3, thence South 00°00 1/2' East along the Westerly boundary of said Section 3, 826.8 feet, more or less, to its intersection with a line parallel with and 75.0 feet a distant from, at right angles Northeasterly from the center line of the Klamath Falls – Lakeview Highway, also known as South Sixth Street as the same is now located and constructed, said parallel line being the Northerly right of way line of said Highway; thence South 55°52 1/2' East along said right of way line 1216.2 feet, more or less, to an iron peg marking the true beginning point of this description, from which a cross chisled in the concrete sidewalk for a witness mark by the Oregon State Highway Commission on July 15, 1947, bears South 34°07 1/2' West 10.0 feet; said beginning point also marks the center line of the party wall between the lands of Swan Lake Moulding Company and Frank P. Drew covered by party wall agreement dated June 1, 1948, and filed January 25, 1949, in Klamath County Deed Records in Volume 228, page 196 and further covered by extended party wall agreement dated August 26, 1968, in Klamath County Deed Records in Volume M68, page 7816; running thence at right angles to said Sixth Street North 34°07 1/2' East following center line of said party wall and its extension 175.00 feet to an iron pin set in the Southwesterly boundary of the County Road known as Pershing Way; thence South 55° 52 1/2' East 50.0 feet along said Southwesterly boundary to an iron peg marking the boundary between the lands of the Novak Parts Supply Inc. and Swan Lake Moulding Company; thence South 34°07 1/2' West 175.0 feet along said boundary to an iron peg in the Northerly right of way boundary of South Sixth Street, from which the cross chiseled in the concrete sidewalk for a witness mark by the O.S.H.C. bears South 34° 07 1/2' West 10.0 feet, thence from said iron peg North 55° 52 1/2' West along said boundary 50.0 feet to the place of beginning.

EXHIBIT "D"
LEGAL DESCRIPTION

Parcel 3 of Partition No. 65-95, filed February 1, 1996, in the office of the County Clerk of Klamath County, Oregon, located in Lot 5, Block 3, Tract 1152, North Hills to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.