

WHEN RECORDED RETURN TO:

Jason C. Broesder, Esq.
312 South Ivy Street
Medford, Oregon 97501

2013-004175

Klamath County, Oregon



00134517201300041750030038

04/19/2013 11:07:09 AM

Fee: \$47.00

SEND TAX STATEMENTS TO GRANTEE:

Ina R. Reed
2595 Roberts Road
Medford, Oregon 97504

BARGAIN AND SALE DEED

Ina R. Reed, pursuant to that Limited Judgment of the Jackson County Circuit Court dated October 24th, 2012, Grantor, conveys any and all interest Roy Arthur Reed has in the property to Ina R. Reed, Grantee, the following real property situated in Klamath County, Oregon, described as follows, to-wit:

Please see attached Exhibit "A."

There is no cash consideration for this transfer.

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

BARGAIN AND SALE DEED

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.


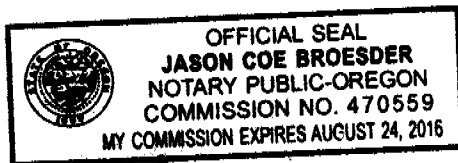
DATED this 8th day of April, 2013.



Ina R. Reed, Grantor

STATE OF OREGON)
) ss.
County of Jackson)

On this 8th day of April, 2013, personally appeared Ina R. Reed, before me and acknowledged the foregoing instrument to be her voluntary act and deed.



Notary Public for Oregon
My Commission Expires: 8/24/16

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BARGAIN AND SALE DEED

Page 2 of 2

EXHIBIT "A"

Beginning at a point which is South along the North-South center line of Section 10 Township 36 South, Range 6 E.W.M., a distance of 700 feet from the center of said Section 10; thence continuing South along said center line a distance of 140 feet, more or less, to the Northwest corner of property described in Vol. M-78, page 24769, Deed Records of Klamath County, Oregon; thence East along the North boundary of said property a distance of 100 feet; thence North parallel to the North-South center line a distance of 140 feet; thence West parallel to the East-West center line a distance of 100 feet to the point of beginning.

TOGETHER WITH an easement over the 50 foot roadway adjacent to the above described property on the East, which said easement is non-exclusive and is to be used by the grantees and by grantees of other lands of the grantors which border said 50 foot strip. ALSO TOGETHER WITH a non-exclusive Waterway Easement as described in document dated August 29, 1977, recorded August 31, 1977, Vol. M-77, page 16150, Deed Records of Klamath County, Oregon.

Subject to:

1. Easement and Flowage Right, including the terms and provisions thereof, given by Frank Wood to the United States of America dated November 17, 1917, recorded November 17, 1917, Vol. 58, page 541, Deed Records of Klamath County, Oregon.
2. Agreement, including the terms and provisions thereof, between Arvid E. Hakanson and Lillie Hakanson, husband and wife, and The California Oregon Power Company, a corporation, dated May 14, 1940, recorded May 15, 1940, Vol. 129, page 259, Deed Records of Klamath County, Oregon, relative to raising and/or lowering the water of Upper Klamath Lake.
3. Right of Way for Transmission Line, including the terms and provisions thereof, given by Ben Runnels et ux., et al., to The California Oregon Power Company, a California corporation, dated May 20, 1960, recorded May 25, 1960, Vol. 321, page 412, Deed Records of Klamath County, Oregon.