

2013-006329

Klamath County, Oregon



00137093201300063290020027

06/05/2013 09:48:15 AM

Fee: \$42.00

After recording, return to:

Justin E. Throne, Esq.
280 Main Street
Klamath Falls, OR 97601

Until further notice, send tax statements to:

Craig Smith
12250 Langell Valley Road
Bonanza, OR 97623

BARGAIN AND SALE DEED

LYLE RICHARD SMITH and CRAIG WALTER SMITH, Successor Co-Trustees of the SMITH TRUST DATED FEBRUARY 7, 1991, which was created and settled by WALTER SMITH, JR. and DOROTHY SMITH, husband and wife, convey to REBECCA MAE IREMONGER, individually, the following described real property located in Klamath County, Oregon:

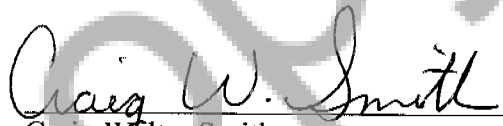
See Exhibit A.

The true and actual consideration for this conveyance is \$1.00 and a distribution of the trust estate.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

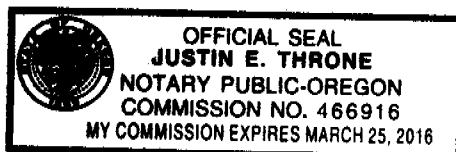
Dated this 5th day of June, 2013.

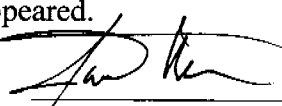

Lyle Richard Smith,
Successor Co-Trustee


Craig Walter Smith,
Successor Co-Trustee

STATE OF OREGON, County of Klamath) ss.

The foregoing instrument was acknowledged before me this 5th day of June, 2013, by Lyle Richard Smith and Craig Walter Smith, Successor Co-Trustees of the SMITH TRUST DATED FEBRUARY 7, 1991, who personally appeared.




Notary Public for Oregon

My Commission expires: 3/25/2016

EXHIBIT A

A TRACT OF LAND SITUATED IN THE NE1/4 SE1/4 OF SECTION 9, T40S, R11EWM, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF THE NE1/4 SE1/4 OF SECTION 9 WEST OF THE USBR UPPER DRY LAKE LATERAL NO. 1. EXCEPTING THEREFROM THE NORTHERLY 60 FEET.

THIS PROPERTY IS A SEPARATE AND LAWFUL UNIT OF LAND BY DEED VOLUMES: M69, PAGE 3206, M69, PAGE 9225 AND VOLUME 63, PAGE 441.

TOGETHER WITH a non-exclusive easement for ingress and egress that is thirty feet (30') in width over an existing road that begins where the existing bridge crosses USBR Upper Lateral No. 1 ditch, thence Northerly to the approximate Northeastern corner of the above-described property, thence Easterly along the Northern boundary of the adjacent parcel until and the road joins with West Langell Valley Road.