

2013-007775

Klamath County, Oregon



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07/09/2013 03:38:29 PM

Fee: \$42.00

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.
620 Main Street
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:

Larry Lee Paschke, Trustee of the
Harry Maynard Paschke Revocable
Trust, U.A.D. 04-10-2000
P. O. Box 827
Merrill, OR 97633

GRANTEE'S NAME AND ADDRESS:

Betty Lou Rubier
6120 S. E. 101th Ave.
Portland, OR 97266-4435

SEND TAX STATEMENTS TO:

Betty Lou Rubier
6120 S. E. 101th Ave.
Portland, OR 97266-4435

BARGAIN AND SALE DEED

LARRY LEE PASCHKE, TRUSTEE OF THE HARRY MAYNARD PASCHKE REVOCABLE TRUST, U.A.D. 04-10-2000, hereinafter referred to as grantor, conveys to **BETTY LOU RUBIER**, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

The NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the East 2 rods of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ and a piece of land 208-2/3 feet square in the Northwest corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, and right of way across the Northwest corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 6, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

A parcel of land beginning 208 feet 8 inches South of the Northwest corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 6; thence South 1111 feet 4 inches, more or less, to the Southwest corner; thence East to the center line of Adams Canal; thence in a Northwesterly direction following such canal center line until it intersects the South line of a 1 acre tract described in Deed Book 21 at page 373; thence West to the point of beginning. All that part of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 6, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, lying Northerly from the USRS Drain No. 8 running through the aforesaid subdivision, saving and excepting such portions of the above described premises as has heretofore been conveyed to the Great Northern Railway Company and excepting a strip of land 33 feet wide off the East side of said 40 acre subdivision, all in Section 6, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

Property ID No.: R801449
Map Tax Lot No.: R-4111-00600-00500-000
Property ID No.: R801458
Map Tax Lot No.: R-4111-00600-00800-000


The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration; i.e., pursuant to the Agreement to Terminate Trust entered into by and between Larry Lee Paschke and Betty Lou Rubier, beneficiaries under the terms of the Harry Maynard Paschke Revocable Trust dated April 10, 2000.

IN WITNESS WHEREOF, the grantor has executed this instrument this 9 day of July, 2013.

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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

HARRY MAYNARD PASCHKE REVOCABLE
TRUST, U.A.D. 04-10-2000

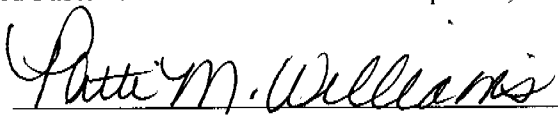


Larry Lee Paschke, Trustee

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 8th day of July, 2013, by
Larry Lee Paschke, Trustee of the Harry Maynard Paschke Revocable Trust dated April 10, 2000.





NOTARY PUBLIC FOR OREGON
My Commission expires: July 4, 2014