

2013-009257

Klamath County, Oregon



00140781201300092570030035

08/13/2013 10:23:29 AM

Fee: \$47.00

AFTER RECORDING, RETURN TO:

William M. Ganong
Attorney at Law
514 Walnut Avenue
Klamath Falls OR 97601

SEND TAX STATEMENTS TO:

James F. Stilwell, Trustee
Kimberly Ann Stilwell, Trustee
5170 Etna Street
Klamath Falls OR 97601

BARGAIN AND SALE DEED

Michael J. Stilwell, Grantor, conveys unto James F. Stilwell and Kimberly Ann Stilwell, as Trustees of the Michael J. Stilwell Trust, uad August 9, 2013, and their successors in Trust, Grantees, all of his right, title, and interest in the real property located in Klamath County, Oregon, more particularly described as follows:

A. Parcel 1 and Parcel 2 described on Exhibit A attached hereto and incorporated herein by this reference.

Klamath County Assessor's Parcel No. R-3909-003BC-00100 and
Property ID No. R685887

More commonly referred to as 3000 Pershing Street, Klamath Falls, Oregon;

B. Lot 16 in Block 18 of Tract No. 1127, NINTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Assessor's Parcel No. R-3909-012CD-04100-000 and
Property ID No. R565604

More commonly referred to as 4024 Monrovia Way, Klamath Falls, Oregon;

C. Parcel of property more particularly described on the Deed recorded on January 4, 1994 in Volume M94 at Page 286 of the Record of Deeds of Klamath County, Oregon and also is Parcel 3 on Exhibit A attached hereto and incorporated herein by this reference.

Klamath County Assessor's Parcel No. R-3809-028DA-00800 and
Property ID No. R787660

Klamath County Assessor's Parcel No. R-3809-028DD-00100 and
Property ID No. R787651; and

D. Parcel of property more particularly described on the Deed recorded on January 16, 1992 in Volume M92 at Page 987 of the Record of Deeds of Klamath County, Oregon and also is Parcel 4 on Exhibit A attached hereto and incorporated herein by this reference.

Klamath County Assessor's Parcel No. R-3407-00400-00500 and
Property ID No. R189147

Klamath County Assessor's Parcel No. R-3407-00400-00300 and
Property ID No. R763221

More commonly referred to as 47901 Glendale Street, Chiloquin, Oregon

This deed is made for estate planning purposes and no consideration has been paid heretofore.

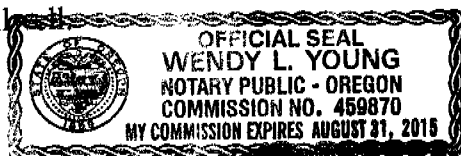
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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."

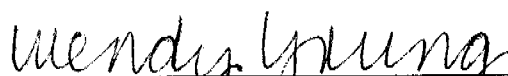
Dated this 9 day of August 2013.


Michael J. Stilwell

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on August 9, 2013 by Michael J. Stilwell.




Notary Public for Oregon
My Commission Expires: 8.31.2015

BARGAIN AND SALE DEED - 2

Exhibit A

Parcel 1:

A part of Tract 36 of Enterprise Tracts, more particularly described as follows: Beginning at a point marking the intersection of the Southeasterly line of Avalon Street with the Northeasterly line of Pershing Way, which point bears South $0^{\circ}00'$ East a distance of 542.44 feet and South $55^{\circ}50'$ East a distance of 961.79 feet from the Northwest corner of Section 3, Twp. 39 S. R. 9 E.W.M.: thence North $30^{\circ}38'$ East, along the Southeasterly line of Avalon Street, a distance of 50.0 feet to a point; thence South $59^{\circ}21'$ East at right angles to Avalon Street, a distance of 150.0 feet to a point; thence South $30^{\circ}38'$ West, parallel with Avalon Street, a distance of 59.3 feet, more or less, to the Northeasterly line of Pershing Way; thence North $55^{\circ}50'$ West, along the Northeasterly line of Pershing Way, a distance of 150.28 feet, more or less, to the point of beginning.

Parcel 2:

A parcel of land situated in the NW $\frac{1}{4}$ of Section 3, Township 39 South, Range 9 East, W.M., Klamath County, Oregon, more particularly described as follows: Beginning at the northwest corner of said Section 3, said point being marked by a cased iron pin; thence South $0^{\circ}00'30''$ East along the Westerly line of said Section 3 a distance of 826.80 feet to its intersection with a line parallel with and 75.0 feet distant at right angles northeasterly from the centerline of the Klamath Falls-Lakeview Highway, also known as South Sixth Street, as the same is now located and constructed, said parallel line also being the northerly right-of-way line of said Highway; thence South $55^{\circ}52'30''$ East along said right-of-way line 1681.84 feet, more or less, to an iron pin on the northwesterly line of Austin Street, said point being the True Point of Beginning of this description; thence North $34^{\circ}07'30''$ East along said line a distance of 175.00 feet to an iron pin on the southerly boundary of Pershing Way; thence North $55^{\circ}52'30''$ West along said line a distance of 131.05 feet to an iron pin; thence South $34^{\circ}07'30''$ West parallel with Austin Street a distance of 175.00 feet to an iron pin on the northerly boundary of South Sixth Street; thence South $55^{\circ}52'30''$ East along said boundary a distance of 131.05 feet, more or less, to the True Point of Beginning of this description.

Parcel 3:

That part of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 28, Township 38 South, Range 9 East of the Willamette Meridian lying South and Easterly of the Old Fort Road, excepting therefrom the following described parcel: Beginning at a point which is the Northeast corner of Dixon Addition, which point is also the Southwest corner of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 28; thence East along the South line of said Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, 200 feet to a point; thence North to the South line of the Old Fort Road; thence Westerly and Southerly along the South line of said Road to its intersection with the West boundary of the Northeast $\frac{1}{4}$ of Southeast $\frac{1}{4}$ of said Section 28; thence South along the West boundary of said Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ to the point of beginning.

Also, SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 28, Township 38 South, Range 9 East of the Willamette Meridian, excepting therefrom the South 660 feet conveyed to I.L.C. Gooding by deed recorded in Volume 83 at page 272, Deed Records of Klamath County, Oregon.

Parcel 4:

Lot 3 of Section 4 in Township 34 South, Range 7 E.W.M., SAVING AND EXCEPTING THEREFROM the West 297 feet thereof.

ALSO, beginning at the quarter section corner on the North boundary of Section 4, Township 34 South, Range 7 E.W.M.; thence East 12.45 chains, more or less, to the West bank of Spring Creek; thence down the West bank of said Spring Creek South $14^{\circ}45'$ West 3.70 chains; thence South $5^{\circ}45'$ East 3.60 chains; thence South $19^{\circ}30'$ West 2.67 chains; thence West 10.60 chains to the North and South center line of said Section 4, thence North along said center line 10 chains to the point of beginning.