

2013-009941

Klamath County, Oregon



00141640201300099410020026

08/29/2013 03:47:10 PM

Fee: \$42.00

Grantor's name and address:

Michael S. Garrett
13830 Spring Lake RD
Klamath Falls OR 97603

Send Tax Statements to:

13830 Spring Lake RD
Klamath Falls OR 97603

After recording return to person recording or to:

Richard Fairclo
409 Pine Street, Suite 209
Klamath Falls, OR 97601

BARGAIN & SALE DEED

I, Michael S. Garrett, Grantor, conveys to Michael S. Garrett, Trustee of the Michael S. Garrett Trust dated August 29, 2013, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Located in Klamath County, Oregon, as Described In Exhibit "A" attached hereto.

SUBJECT TO reservations and restrictions of record, easements and rights of way of record and those apparent on the land, contracts and/or liens for irrigation and/or drainage. The true and actual consideration for this conveyance is \$1.00 and other valuable consideration.

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 29th day of August, 2013.

X Michael S. Garrett
Michael S. Garrett

STATE OF OREGON]
] ss.
County of Klamath]

The foregoing instrument was acknowledged before me this 29th day of August, 2013, by Michael S. Garrett.

Micaiah E.L. Caldwell
Notary Public for Oregon
My Commission expires: 3-20-2016

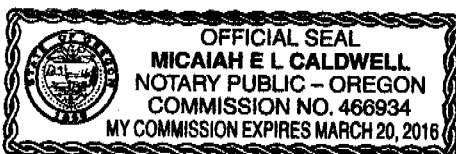


EXHIBIT "A"
LEGAL DESCRIPTION

To Richard
Fairclough
Legal Description
for Mike Garrett
@ 13830 Spring Lake Rd
Klamath Falls, OR
97603

PARCEL 1

That portion of the E 1/2 SW 1/4 of Section 10, Township 40 South, Range 9 East of the Willamette Meridian lying North of the South line of the Wilbur C. Harnsberger, Jr., tract as in Volume M-72-1423, and lying Easterly of the existing drain #20 running in a Northerly direction, Klamath County, Oregon.

PARCEL 2

A parcel of land situated in the SE 1/4 of Section 10, Township 40 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at a 2" x 36" iron pipe with a brass cap marking the Northwest corner of said SE 1/4; thence South 0° 21' 17" West along the Westerly line of said SE 1/4, 1686.67 feet; thence leaving said Westerly quarter section line and running East along the Spring Lake meander line, distance of 291.79 feet; thence South 66° 15' East a distance of 175.23 feet to the true point of beginning of this description; thence continuing South 66° 15' East 204.77 feet; thence North 82° 40' East a distance of 22.74 feet; thence leaving said Spring Lake and running North 0 degree 16' 43" East a distance of 455.95 feet to the North line of SW 1/4 SE 1/4 of said Section 10; thence South 89° 45' 43" West a distance of 212.44 to a point; thence South 424.56 feet to the point of beginning.

PARCEL 3

The SW 1/4 NW 1/4 SE 1/4 in Section 10, Township 40 South, Range 9 East of the Willamette Meridian, in the County of Klamath and State of Oregon.

TOGETHER WITH a 30 foot easement for road and utility purposes over the Southerly 30 feet of the SE 1/4 NW 1/4 SE 1/4, Section 10, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

ALSO TOGETHER WITH a non-exclusive easement for the purpose of ingress and egress being a 60 foot wide strip of land lying 30 feet on each side of the North line of the SE 1/4 SE 1/4 of Section 10, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 4

A parcel of land situated in the SE 1/4 of Section 10, Township 40 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Commencing at a 2" x 36" iron pipe with a Brass Cap marking the Northwest corner of said SE 1/4; thence South 0 degree 21' 17" West along the Westerly line of said SE 1/4, 1334.56 feet to the true point of beginning; thence continuing South 0 degree 21' 17" West a distance of 352.11 feet; thence leaving said Westerly quarter section line and running East along the Spring Lake meander line, a distance of 291.79 feet; thence South 66° 15' East a distance of 380.00 feet; thence North 82 degree 40' East a distance of 22.74 feet; thence leaving said Spring Lake and running North 0 degree 16' 43" East a distance of 455.95 feet to the North line of the SW 1/4 of the SE 1/4 of said Section 10; thence South 89° 45' 43" a distance of 662.44 feet to the point of beginning.