



THIS SPACE RESERVED FOR RECORDER'S USE

2013-010039

Klamath County, Oregon

09/03/2013 12:01:46 PM

Fee: \$47.00

Jeffrey G. Hunt & Lynda K. Hunt

PO Box 98

Silver Lake, OR 97638

Grantor's Name and Address

The RJ Sanford Family Trust

760 Lazy Heart Lane

Fallon, NV 89406

Grantee's Name and Address

After recording return to:

The RJ Sanford Family Trust - C/O AMERITITLE

~~760 Lazy Heart Lane~~ 1495 NW GARDEN VALLEY BLVD

~~Fallon, NV 89406~~ ROSEBURG, OR 97471

Until a change is requested all tax statements  
shall be sent to the following address:

The RJ Sanford Family Trust

760 Lazy Heart Lane

Fallon, NV 89406

Escrow No. RB0709455

Title No. 98744

BSD r.020212

### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

**Jeffrey G. Hunt and Lynda K. Hunt, husband and wife, who also appear of record as Jeff Hunt and Lynda Hunt, as tenants by the entirety,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

**Richard C. Sanford and Jennifer L. Sanford, Trustees of the RJ Sanford Family Trust dated December 19, 2007,**

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining, situated in the County of **KLAMATH**, State of Oregon, described as follows, to wit:

### SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

A portion of the true and actual consideration paid for this transfer, stated in terms of dollars, is **PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.**

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

47.1  
amt

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.

In Witness Whereof, the grantor has executed this instrument this 30 day of August, 2013; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Jeffrey G. Hunt  
Jeffrey G. Hunt

Lynda K. Hunt  
Lynda K. Hunt

State of Oregon  
County of ~~KLAMATH~~ Sale

This instrument was acknowledged before me on August 30, 2013 by Jeffrey G. Hunt and Lynda K. Hunt.



Kristen C Wells  
(Notary Public for Oregon)

My commission expires 6-18-2016

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL A:**

Parcel 1 of Land Partition 66-97 being Parcel 1 of Land Partition 25-96 situated in the SW1/4 of Section 18, Township 30 South, Range 11 East of the Willamette Meridian and the NE1/4 of Section 23, S1/2 of Section 14, the N1/2 of Section 24 and the S1/2 of Section 13, Township 30 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

**PARCEL B:**

Parcel 2 of Land Partition 63-07, being a replat of Parcel 2 of "Land Partition 66-97", situated in the SW1/4 of Section 18, Township 30 South, Range 11 East of the Willamette Meridian, and the S1/2 of Section 13, the N1/2 of Section 24, the SE1/4 of Section 14, the NE1/4 of Section 23, Township 30 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

ALSO a private road easement recorded February 1, 2008 in Volume 2008, page 001344, Microfilm Records of Klamath County, Oregon