

2013-011855

Klamath County, Oregon



00143983201300118550020025

10/18/2013 03:46:34 PM

Fee: \$42.00

AFTER RECORDING RETURN TO:

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

GRANTOR'S NAME AND ADDRESS:

Jeanie E. Arant
11430 Hill Road
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS:

Jeanie E. Arant, Trustee
Jeanie E. Arant Living Trust U.A.D. Oct. 17, 2013
11430 Hill Road
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

Jeanie E. Arant, Trustee
11430 Hill Road
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

JEANIE E. ARANT, hereinafter referred to as grantor, conveys to **JEANIE E. ARANT, TRUSTEE OF THE JEANIE E. ARANT LIVING TRUST DATED OCTOBER 17, 2013**, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

(SEE EXHIBIT "A" ON PAGE TWO)

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., for estate planning purposes.

IN WITNESS WHEREOF, the grantor has executed this instrument this 17 day of October, 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.


Jeanie E. Arant

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 17 day of October, 2013,
by Jeanie E. Arant.



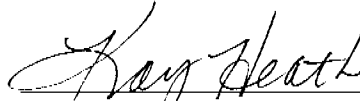

NOTARY PUBLIC FOR OREGON
My Commission expires: 10-27-14

EXHIBIT "A" - PROPERTY DESCRIPTION

The following-described real property located in the County of Klamath, State of Oregon, to-wit:

That portion of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 6 lying Easterly of the G Canal and that portion of the S $\frac{1}{2}$ NW $\frac{1}{4}$ and N $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 5 lying between the County Road and the G Canal, all in Township 40 S. R. 10 E.W.M.

SUBJECT TO: (1) Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements and water and irrigation rights in connection therewith. (2) Agreement, including the terms and provisions thereof, between the United States of America and Sam P. Dehlinger, recorded December 19, 1927, in Book 79, Page 248, Deed Records of Klamath County, Oregon. (3) Right of way, including the terms and provision thereof, granted to California-Oregon Power Company by Sam P. Dehlinger, dated February 16, 1929, recorded March 28, 1929, in Book 85, Page 488, Deed Records of Klamath County, Oregon. (4) Right of way, including the terms and provisions thereof, granted to California-Oregon Power Company by S. P. Dehlinger, a single man, dated August 16, 1949, recorded August 19, 1949, in Book 233, Page 378, Deed Records of Klamath County, Oregon. (5) Easement, including the terms and provisions thereof, from Karl F. Dehlinger, et ux, to California-Oregon Power Company, dated February 1, 1960, recorded February 4, 1960, in Deed Book 318, Page 637, Deed Records of Klamath County, Oregon.

Property ID #: R96602 and R588171
Map Tax Lot #: R-4010-00500-00400-000
Property ID #: R96620
Map Tax Lot #: R-4010-00600-00600-000