

2013-012593

Klamath County, Oregon



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11/12/2013 09:20:26 AM

Fee: \$42.00

AFTER RECORDING, RETURN TO:

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

SEND TAX STATEMENTS TO:

No Change

BARGAIN AND SALE DEED

Lyle Stephen Shrifter, also known as Lyle S. Shrifter and Steve Shrifter, Grantor, conveys unto Lyle S. Shrifter, also known as Steve Shrifter, as Trustee of the Steve Shrifter Trust, uad November 7, 2013, and his successors in Trust, Grantee, all of his right, title, and interest in the real property located in Klamath County, Oregon, more particularly described as follows:

Parcel 1:

Lot 104 of TRACT 1277, being a re-plat of Lots 35 through 42 of Block 1 of "HARBOR ISLES - TRACT 1209"; Lots 43 and 44, 48 through 58, and 64 through 71 of Block 1 of the FIRST ADDITION TO HARBOR ISLES - TRACT 1252"; Lots 1 through 6 and 9 through 23 of Block 2 of the "SECOND ADDITION TO HARBOR ISLES - TRACT 1259"; and a portion of Blocks A, B, and 4 of the "SHIPPINGTON ADDITION TO KLAMATH FALLS, OREGON," all situated in the SW¼ of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Klamath County Assessor's Parcel No. R-3809-019CB-00230 / Property ID R873594
More commonly referred to as 2835 Front Street, Klamath Falls, Oregon 97601

Parcel 2:

Lot 12 in Block 12 of Tract No. 1003 THIRD ADDITION to Moyina, 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-3809-036CA-05100 / Property ID R451754
More commonly referred to as 1038 Tamera Drive, Klamath Falls, Oregon 97603

Parcel 3:

A portion of Tract 36 of HOMEDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon more particularly described as follows:

Beginning at a point on the Southwesterly boundary of Tract 36, HOMEDALE, which is

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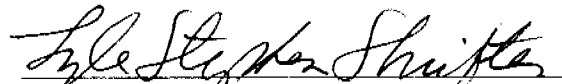
South 43° 30' East a distance of 78.5 feet from the Southwesterly corner of said Tract 36, thence South 43° 30' East along the Southwesterly boundary of said tract, a distance of 91.62 feet to the Northwesterly line of that certain parcel conveyed to Homer L. Koertje by deed dated January 19, 1948 and recorded January 21, 1948 in Book 216, page 79, Deed Records of Klamath County, Oregon; thence North 46° 30' East parallel to the Southeasterly boundary of said tract and along said Northwesterly line of said Koertje parcel, a distance of 145.69 feet, more or less; to a point which is South 0°24' East 104.52 feet from the Northerly boundary of said Tract 36; thence North 89° 48' West, parallel to the North boundary of said tract, a distance of 132.6 feet; thence South 46° 30' West 49.82 feet to the point of beginning.

Klamath County Assessor's Parcel No. R-3909-011BA-01000 / Property ID R550718
More commonly referred to as 4735 Harlan Drive, Klamath Falls, Oregon 97603

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

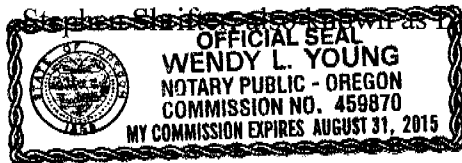
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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

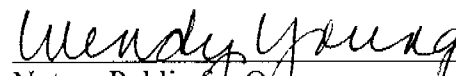
Dated this 7 day of November 2013.


Lyle Stephen Shrifter, also known as
Lyle S. Shrifter and Steve Shrifter

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on November 7, 2013 by Lyle Stephen Shrifter, also known as Lyle S. Shrifter and Steve Shrifter.




Notary Public for Oregon
My Commission Expires: 8.31.2015

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