

2013-014011

Klamath County, Oregon



00146610201300140110020026

12/24/2013 08:49:22 AM

Fee: \$42.00

After recording, return to:
Cascade Escrow
Attn: Collection Dept #2757
P.O. Box 1457
Eugene, OR 97401
Tax Account No.: R160550

CONSIDERATION \$100,000.00

BARGAIN AND SALE DEED

Wayne L. Irvin and Christa H. Irvin, as tenants by the entirety, and Ronald R. McLeod and Carol K. McLeod, Trustees under the McLeod Living Trust dated April 17, 1995, Grantors, hereby convey to Ron Rodebush, Dennis Olson, Kevin Palahniuk and Jeffrey Lake, each as to an undivided 25% interest as tenants in common, the following described real property:

TWP 25, Range 8, Block Sec. 10, Tract N2W2W2, SE 4, NE 4

subject to the following exceptions:

1. Mineral reservation as contained in Deed:
Reserving: Mineral
Reserved By: Klamath Lumber & Box Company, Inc.
Recorded: June 14, 1965
Recording Information: Volume 362, page 280, Deed records of Klamath County, Oregon.

NOTE: The mineral interest reserved or excepted above has not been examined and subsequent transactions affecting said interest or taxes levied against same are not reflected in this title evidence.

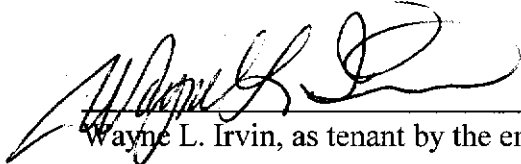
2. An easement reserved in a deed, including the terms and provisions thereof;
Recorded: October 17, 1978 in Volume M78, page 23240,
Deed Records of Klamath County, Oregon
From: John M. Schoonover and Arba F. Schoonover
To: Wayne L. Irvin & Christa H. Irvin, Husband and
Wife, and Ronald R. McLeod & Norma L. McLeod,
Husband and Wife
For: A ten foot (10 ft.) wide easement along South
boundary for mutual roadway and all other roadway
purposes.

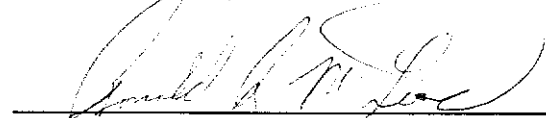
BARGAIN AND SALE DEED - Page 1

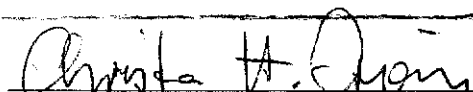
(Irvin:B&S Deed) **TAX STATEMENT:**
RON RODEBUSH
84614 LAUGHLIN RD
EUGENE, OR 97405

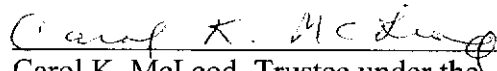
3. Right of Way Easement, including terms and provisions thereof.
From: Harold F. Burgard
To: Midstate Electric Cooperative, Inc., a cooperative corporation
Recorded: May 16, 2001, in Volume M01, page 22517, Records of Klamath County, Oregon

The true and actual consideration for this transfer is \$100,000.00.


Wayne L. Irvin, as tenant by the entirety

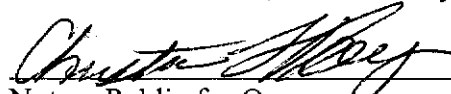

Ronald R. McLeod, Trustee under the
McLeod Living Trust dated 4/17/1995

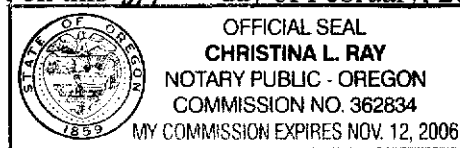

Christa H. Irvin, as tenant by the entirety


Carol K. McLeod, Trustee under the
McLeod Living Trust dated 4/17/1995

STATE OF OREGON, County of Lane) ss.

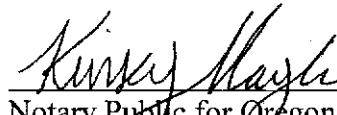
The foregoing Bargain and Sale Deed was acknowledged before me by Wayne L. Irvin and Christa H. Irvin, as tenants by the entirety, on this 24th day of February, 2006.

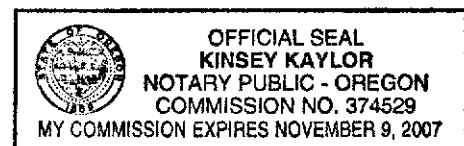

Notary Public for Oregon
My Commission Expires: 11-12-06



STATE OF OREGON, County of Lane) ss.

The foregoing Bargain and Sale Deed was acknowledged before me by Ronald R. McLeod and Carol K. McLeod, Trustees under the McLeod Living Trust dated April 17, 1995, on this 15 day of ~~February~~ MARCH, 2006.


Notary Public for Oregon
My Commission Expires: Nov 9, 2007



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(Irvin:B&S Deed)