

2013-014193

Klamath County, Oregon



00146841201300141930020023

12/31/2013 09:21:57 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:

James J. Gallagher, Trustee

Cynthia A. Gallagher, Trustee

Post Office Box 359

Chiloquin OR 97624

BARGAIN AND SALE DEED

James J. Gallagher and Cynthia Gallagher, husband and wife, Grantors, convey unto J & C Farms, LLC., Grantee, all of their right, title, and interest in the real property located in Klamath County, Oregon, more particularly described as follows:

Parcel No. 1:

Lot 5, Block 29, Tract No. 1081, FIFTH ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

Klamath County Assessor's Parcel No. R-4008-006BC-01200-000 and is commonly referred to as 15673 Green Wing Loop, Keno, Oregon.

Parcel No. 2: Leasehold interest in the following-described land:

A tract of land situated in the SE¼ of Section 19, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon being a portion of Parcel 1 of Land Partition 10-11 and Parcel 2 of Land Partition 61-07, both as adjusted by Property Line Adjustment 3-12, and more particularly described as follows:

Beginning at a point on the south line of said Parcel 2, said point being on the westerly right of way line Modoc Point Road and marked by a 5/8" iron rod; thence along said right of way line North 56°56'37" West 103.78 feet; thence 334.83 feet on the arc of a 572.96 foot radius curve to the right through a delta angle of 31°49'00", the long chord of which bears North 41°02'07" West 330.54 feet; thence North 25°07'37" West 65.14 feet to a 5/8" iron rod; thence leaving said right of way line South 64°44'13" West 515.61 feet to a 5/8" iron rod; thence North 24°56'14" West 911.19 feet to a 5/8" iron rod; thence South 63°36'56" West 248.22 feet to a 5/8" iron rod on the westerly line of said Parcel 1; thence along said westerly line South 24°56'29" East 947.99 feet to the south line of said Parcel 1; thence along said south line and the south line of said Parcel 2 North 89°56'02" East 1059.81 feet to the point of beginning, containing 9.40 acres.


"0" consideration

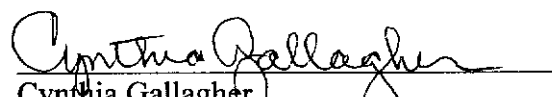
BARGAIN AND SALE DEED - 1

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."

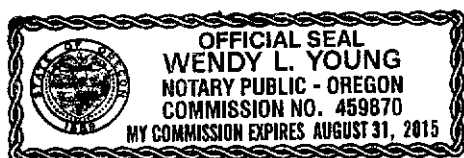
Dated this 30 day of December 2013.

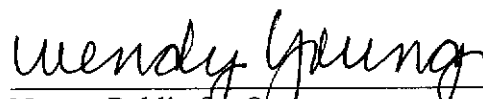

James J. Gallagher


Cynthia Gallagher

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on December 30, 2013 by James J. Gallagher and Cynthia Gallagher.




Notary Public for Oregon
My Commission Expires: 8.31.2015