

2014-002975

Klamath County, Oregon



00150711201400029750020025

04/07/2014 10:38:15 AM

Fee: \$47.00

After Recording Return To:

John Hasbrook, P.C.
PO Box 368
Monmouth OR 97361

Mail Tax Statements To:

Lloyd I. Parker
Trustee of the Lloyd I. Parker Trust
PO Box 686
La Pine, OR 97739

Recording Requested By (Grantor):

Lloyd I. Parker
Trustee of the Lloyd I. Parker Trust
PO Box 686
La Pine, OR 97739

Grantee:

Jason Bode
325 Birdie Drive
Windsor, CA, 95492

BARGAIN AND SALE DEED

Lloyd I. Parker, Trustee of the Lloyd I. Parker Trust, Grantor, conveys to Jason Bode, Grantee, all interest held by Grantor in the following described real property:

The S 1/2 N 1/2 NE 1/4 SE 1/4 and the N 1/2 S 1/2 NE 1/4 SE 1/4 of Section 19, Township 35 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO AND RESERVING onto Lloyd I. Parker a life estate in the above described said real property for the lifetime of Lloyd I. Parker. Upon the Lloyd I. Parker, all remaining interest in the above said real property shall revert to the Grantee described herein. During such period of life estate, Lloyd I. Parker shall pay all expenses, maintenance and upkeep of said property, including property taxes and shall also reserve all rights to apply for any permits, zoning, land use decision, oil, gas, mineral, forest, hunting and/or all other rights in said property, during his lifetime.

FURTHER SUBJECT TO all covenants, conditions, restrictions, easements, reservations, rights, rights of way and all matters appearing of record.

ACCOUNT NO: R295567
ACRES: 20 Acres
MAP: R-3513-01900-00700-000

The true and actual consideration for this conveyance is \$nil monetary consideration. Deed is recorded as a gift.

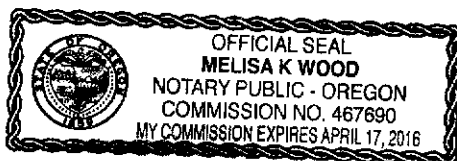
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 20 day of March, 2014.

Lloyd I. Parker
LLOYD I. PARKER,
Trustee of the Lloyd I. Parker Trust

STATE OF OREGON)
) ss.
County of Deschutes)

On the date last above, personally appeared the above named LLOYD I. PARKER, Trustee of the Lloyd I. Parker Trust, Grantor, and acknowledged the foregoing instrument to be his voluntary act and deed. Before me:



Melisa K Wood
Notary Public for Oregon
My Commission Expires: April 17, 2016