

2014-006777

Klamath County, Oregon



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06/25/2014 03:31:29 PM

Fee: \$47.00

RETURN TO:  
Michael P. Rudd  
Brandsness & Rudd P.C.  
411 Pine Street  
Klamath Falls, OR 97601

MAIL TAX STATEMENTS:  
Donna & Michael Radford  
4050 Beverly Drive  
Klamath Falls, OR 97603

**GRANTOR:**

Donna Radford, Trustee  
4050 Beverly Drive  
Klamath Falls, OR 97603

**GRANTEE:**

Donna Joy Radford and  
Michael Radford  
4050 Beverly Drive  
Klamath Falls, OR 97603

**-BARGAIN AND SALE DEED-**

Donna Radford, Trustee of the Residuary Fund Testamentary Trust of the Estate of Elmer Belcastro, Grantor, conveys to Donna Joy Radford and Michael Radford, tenants by the entirety, Grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

See Attached Exhibit "1"

The true and actual consideration for this transfer is zero dollars.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

DATED this 19 day of June 2014.

Donna Radford, Trustee of the Residuary Fund Testamentary Trust of the Estate of Elmer Belcastro

STATE OF OREGON                     )  
  ) ss.  
County of Klamath                     )

Personally appeared before me this 19th day of June 2014, the above-named Donna Radford and acknowledged the foregoing instrument to be her voluntary act and deed.

Notary Public for Oregon  
My Commission expires:

9.20.2014



The following described real property in Klamath County, Oregon:

A tract of land located in the W1/2 SW1/4 of Section 26, E1/2 SE1/4 of Section 27 and the NE1/4 of Section 34, all in Township 38 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at an iron axle situated on the Southwest corner of said Section 26; thence North 89°05' East along the South line of said Section 26 a distance of 660.0 feet to an iron pin; thence North 0°21' East parallel with the West line of said Section 26 a distance of 1747.00 feet to an iron pin; thence South 89°29' West a distance of 1487.94 feet to an iron pin situated on the West edge of the Enterprise Irrigation District ditch easement; thence Southwesterly along the said Westerly ditch easement South 26°03' West 109.8 feet to a point; South 2°26' West 163.5 feet to a point; South 30°48' West 146.8 feet to a point; South 2°08' West 201.8 feet; South 27°04' West 450.2 feet to a point South 12°27' West 264.8 feet to a point; South 28°51' West 260.5 feet to an iron pin on the West line of the SE1/4 SE1/4 of said Section 27; thence South 0°21' West along the West line of the SE1/4 SE1/4 of said Section 27, a distance of 281.20 feet, to the iron pin marking the Southwest corner of said SE1/4 SE1/4 of Section 27; thence South 0°29' West along the West line of the NE1/4 NE1/4 of said Section 34 a distance of 716.11 feet to an iron pin; thence South 89°36' East a distance of 25.00 feet to an iron pin; thence North 0°24' East a distance of 60.0 feet to an iron pin; thence South 89°36' East a distance of 332.73 feet to an iron pin; thence South 0°24' West a distance of 103.7 feet to an iron pin; thence South 89°36' East a distance of 237.53 feet to an iron pin; thence South 0°24' West a distance of 565.77 feet to an iron pin; thence North 89°37' East a distance of 87.77 feet to an iron pin; thence North 1°04' East a distance of 40.0 feet to an iron pin; thence North 89°37' East a distance of 660.80 feet to an iron pin situated on the East line of said Section 34; thence North 1°04' East along the East line of said Section 34 a distance of 1293.3 feet, more or less, to the point of beginning.

EXHIBIT 1