

2014-007311

Klamath County, Oregon



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07/11/2014 03:47:20 PM

Fee: \$47.00

<p>Grantor's Name and Address Allan C. Klus 4785 Onyx Dr. Klamath Falls OR 97603</p>
<p>Grantee's Name and Address Constance Klus Colas, Trustee Allan Cedric Klus Living Trust 15920 S. Fresh Air Ct. Oregon City, OR 97045</p>
<p>After Recording Return to: Constance Klus Colas, Trustee Allan Cedric Klus Living Trust 15920 S. Fresh Air Ct. Oregon City, OR 97045</p>
<p>Until requested otherwise, send all tax statements to: Constance Klus Colas, Trustee Allan Cedric Klus Living Trust 15920 S. Fresh Air Ct. Oregon City, OR 97045</p>

BARGAIN AND SALE DEED

I, Allan Cedric Klus, do hereby grant, bargain and convey all right, title and interest to Constance Klus Colas, Trustee of the Allan Cedric Klus Living Trust the following described real property situate in Klamath County, Oregon, to wit:

See Attached Exhibits A, B and C.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ -estate planning. In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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 8 day of July, 2014.

Allan Cedric Klus

STATE OF Oregon, County of Klamath)ss:

ACKNOWLEDGED BEFORE ME this 8th day of July, 2014, by Allan Cedric Klus.

NOTARY PUBLIC FOR OREGON

My Commission Expires: 4.26.17

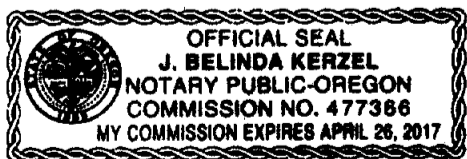


EXHIBIT A

Lot 48, FIRST ADDITION TO SUMMERS LANE HOMES, Klamath County, Oregon.

Subject to contract and/or lien for irrigation and/or drainage, easements and rights of way of record and apparent on the land; easements, restrictions, setback lines and irrigation ditches as shown on the plat and in the dedication of said First Addition to Summers Lane Homes, and further set forth in instrument recorded December 12, 1958 in Vol. 307 at page 441, Deed Records of Klamath County, Oregon, and to rules, regulations and assessments of South Suburban Sanitary District.

EXHIBIT B

That portion of the SW 1/4 SW 1/4, and the W 1/2 SE 1/4 SW 1/4 lying East of Crater Lake Highway 62 of Section 1, Township 34 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon. SAVING AND EXCEPTING any portion lying within any roads or highways.

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any.

EXHIBIT C

A tract of land situated in the NE 1/4 of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin on the Southerly line of the property described in Deed Volume 244 page 51, as recorded in the Klamath County Deed Records, said point being South $00^{\circ}12'57''$ West 1059.29 feet and South $72^{\circ}58'03''$ West 256.42 feet from the Northeast corner of said Section 13; thence, along the Westerly line of the Enterprise Irrigation District ditch, South $08^{\circ}50'27''$ East 119.67 feet to a 5/8 inch iron pin, along the arc of a curve to the left (radius is 300.00 feet, central angle is $33^{\circ}10'47''$) 173.73 feet to a 5/8 inch iron pin, South $42^{\circ}01'14''$ East 173.52 feet to a 5/8 inch iron pin on the Westerly right of way line of State Highway #39; thence along said right of way South $00^{\circ}09'44''$ West 600.00 feet to a 5/8 inch iron pin; thence North $89^{\circ}50'16''$ West 397.50 feet to a 5/8 inch iron pin; thence North $28^{\circ}36'17''$ West 919.58 feet to a 5/8 inch iron pin on the Southerly line of the property described in said Deed Volume 244 page 51; thence along said Southern line North $72^{\circ}58'03''$ East 488.25 feet to a 5/8 inch iron pin on the Northwest corner of the Pacific Power and Light Company transformer property; thence bounding said property, South $00^{\circ}11'43''$ West 226.84 feet, South $89^{\circ}48'17''$ East 150.00 feet, North $00^{\circ}11'43''$ East 273.35 feet to a 5/8 inch iron pin on the Southerly line of the property described in Deed Volume 244 page 51; thence North $72^{\circ}58'03''$ East 15.00 feet to the point of beginning.