

2014-012323

Klamath County, Oregon

11/26/2014 09:17:45 AM

Fee: \$77.00

RECORDING COVER SHEET

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON REPRESENTING THE ATTACHED INSTRUMENT FOR RECORDING. ANY ERRORS IN THIS COVER SHEET DO NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

After Recording Return To:

**First American Title
404 Main St Ste 1
Klamath Falls OR 97601**

1. Name(s) of the Transaction(s):

Bargain and Sale Deed

2. Direct Party (Grantor):

**Michael A. Hardie, Successor Trustee of the Leslie P. Hardie Revocable Living Trust,
u/t/a dated 09/09/03**

Indirect Party (Grantee):

Michael A. Hardie and Teresa A. Hardie Meyer, each as to an undivided one-half (1/2) interest

3. Consideration Amount:

Estate planning purposes

4. Deed Reference:

Re-recording of 2011-08581, which is a re-recording of 2009-000665, records of Klamath County, Oregon

THIS DEED IS BEING RE-RECORDED TO CORRECT SCRIVENOR ERROR IN LEGAL DESCRIPTION RECORDED JANUARY 21, 2009 AS 2009-000665 AND RE-RECORDED JULY 25, 2011 AS 2011-08581, RECORDS OF KLAMATH COUNTY, OREGON. CORRECT LEGAL DESCRIPTION IS ATTACHED AS EXHIBIT "B" (PARCEL ONE - TL 1700).

F.
77.00

18 1063947
2011-08581

Klamath County, Oregon



00105061201100085810050058

07/25/2011 02:42:04 PM

Fee: \$57.00

RECORDING COVER SHEET
(Please Print or Type)

The information on this sheet is a reflection of the attached instrument for the purpose of meeting first page requirements, ORS 205.234.

If this cover page is included with your document, please add \$5.00 to the total recording fees.

AFTER RECORDING RETURN TO:

Robert S. Lovlien
591 SW Mill View Way
Bend, OR 97702

1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)

Bargain and Sale Deed

2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160

Michael A. Hardie, Successor Trustee of the Leslie P.
Hardie Revocable Living Trust, u/t/a dated 09/09/03

3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160

Michael A. Hardie and Teresa A. Hardie Meyer, each as to
an undivided one-half (1/2) interest

4) TRUE AND ACTUAL CONSIDERATION

ORS 93.030(5) - Amount in dollars or other

\$ estate planning
purposes

☐ Other

5) SEND TAX STATEMENTS TO:

Michael Hardie
Teresa A. Hardie Meyer
217 E. Ridgeview Dr.
Culver, OR 97734

6) SATISFACTION of ORDER or WARRANT

ORS 205.125(1)(e)

CHECK ONE:

(If applicable)

☐

FULL

☐

PARTIAL

7) The amount of the monetary obligation imposed by the order or warrant. ORS 205.125(1)(c)

\$

8) If this instrument is being re-recorded, complete the following statement, in accordance with ORS 205.244:

"Re-recorded at the request of _____ Grantee _____ to correct the legal description

previously recorded in Book 2009 and page 0006651, or as Fee Number _____."

2009-000665

Klamath County, Oregon

00058982200900006650030035

01/21/2009 08:35:58 AM

Fee: \$31.00

BARGAIN AND SALE DEED

Recording requested by and when recorded return to:

Robert S. Lovlien
Bryant, Lovlien & Jarvis, P.C.
PO Box 880
Bend, OR 97709

Unless a change is requested,
all tax statements shall be sent to:

Mike Hardie
Teresa A. Hardie Meyer
217 E. Ridgeview Dr.
Culver, OR 97734

The true consideration for this transfer is other than money.

MICHAEL A. HARDIE, Successor Trustee of the Leslie P. Hardie Revocable Living Trust, u/t/a dated September 9, 2003, Grantor, conveys to MICHAEL A. HARDIE and TERESA A. HARDIE MEYER, each as to an undivided one-half (1/2) interest, as tenants in common, Grantees, the following described real property:

See Exhibit "A", which is attached hereto and incorporated herein by reference.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352 AND UNDER SECTIONS 2, 3, AND 5 TO 22 OF CHAPTER 424, OREGON LAWS, 2007. 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 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 197.352.

DATED this 9 day of January, 2009.

Michael A. Hardie
MICHAEL A. HARDIE, Successor
Trustee

STATE OF OREGON)
) ss.
COUNTY OF DESCHUTES)

The foregoing instrument was acknowledged before me this 8th day of Jan, 2009, by Michael A. Hardie, Successor Trustee of the Leslie P. Hardie Revocable Living Trust.

Amber Lee Kirk
Notary Public for Oregon
My Commission Expires: 10/31/11

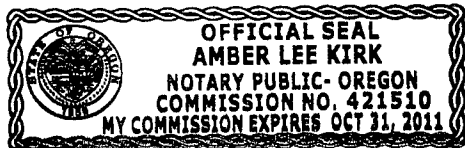


Exhibit "A"

PROPERTY DESCRIPTION

CORRECTED PARCEL "1"

A parcel of land located in the North 1/2 Southwest 1/4 of Section 1, Township 24 South, Range 6 East, of the Willamette Meridian, Klamath County, Oregon, being described as follows:

Commencing at the Southwest corner of Section 6, thence North 00 Degrees 00' 41" West along the West line of said Section 6, a distance of 1305.89 feet to the South One-Sixteenth corner between Sections 1 and 2; thence leaving said west line of Section 6, South 89 Degrees 18' 01" East 2538.39 feet to the True Point of Beginning of this description; thence North 89 Degrees 18' 01" West 105.74 feet; thence North 03 Degrees 46' 00" West a distance of 396 feet, more or less, to the centerline of Crescent Creek; thence Easterly along said centerline 69 feet, more or less; thence South 01 Degrees 44' 00" East a distance of 413 feet, more or less, to the point of beginning and there terminating.

PROPERTY DESCRIPTION

CORRECTED PARCEL "T" (TAX LOT 1700)

A parcel of land located in the North $\frac{1}{2}$ Southwest $\frac{1}{4}$ of Section 1, Township 24 South, Range 6 East, of the Willamette Meridian, Klamath County, Oregon, being described as follows:

Commencing at the Southwest corner of Section 1, thence North 00 Degrees 00' 41" West along the West line of said Section 1, a distance of 1305.89 feet To the South One-Sixteenth corner between Sections 1 and 2; thence leaving Said west line of Section 1, South 89 Degrees 18' 01" East 2538.39 feet to the True Point of Beginning of this description; thence North 89 Degrees 18' 01" West a distance of 105.74 feet; thence North 03 Degrees 46' 00" East A distance of 396 feet, more or less, to the centerline of Crescent Creek; Thence Easterly along said centerline 69 feet, more or less; thence South 01 Degrees 44' 00" East a distance of 413 feet, more or less, to the point of Beginning and there terminating.

EXHIBIT B (PARCEL ONE - TL 1700)

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

A PARCEL OF LAND SITUATED IN SECTION 1, TOWNSHIP 24 SOUTH, RANGE 6, EAST WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at an iron pipe which is North 1342.49 feet and East 2432.01 feet from the Southwest corner of said Section 1; thence North $88^{\circ} 16'$ East a distance of 100 feet to an iron pipe; thence North $1^{\circ} 44'$ West to the centerline of Crescent Creek; thence Westerly along the centerline of Crescent Creek to a point that is North $03^{\circ} 46'$ East of the point of beginning; thence South $03^{\circ} 46'$ West to the point of beginning.

SUBJECT TO: The above bearings are based on the centerline of the Crescent Lake Road as constructed and being South $61^{\circ} 12'$ West at Station 65 as shown on Map B-51, filed in the office of the Klamath County Engineer. The above described parcel of land is subject to an easement along the Southerly thirty feet thereof to provide ingress and egress to the other properties in the area and an easement is hereby granted along the southerly thirty feet of that portion of the N1/2 SW1/4 of said Section 1 lying east of the County Road to provide ingress and egress to the above described parcel of land.