

2014-012324

Klamath County, Oregon

11/26/2014 09:17:45 AM

Fee: \$62.00

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, as to his undivided one-half (1/2) interest

Indirect Party (Grantee):

**Michael A. Hardie and Carol L. Hardie, Trustees of the Hardie Family Trust
u/t/a dated January 29, 2010**

3. Consideration Amount:

Estate planning purposes

4. Deed Reference:

Re-recording of 2010-002523, records of Klamath County, Oregon

**THIS DEED IS BEING RE-RECORDED TO CORRECT SCRIVENOR ERROR
IN LEGAL DESCRIPTION RECORDED FEBRUARY 22, 2010 AS 2010-002523,
RECORDS OF KLAMATH COUNTY, OREGON. CORRECT LEGAL
DESCRIPTION IS ATTACHED AS EXHIBIT "B" (PARCEL ONE - TL 1700).**

F.
62.00

2010-002523

Klamath County, Oregon



00080310201000025230030038

02/22/2010 08:23:51 AM

Fee: \$47.00

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 and Carol Hardie, Trustees
217 Ridgeview Dr.
Culver, OR 97734



STATE OF OREGON)
County of KLAMATH)

I CERTIFY that this is a true and correct
copy of a document in the possession
of the Klamath County Clerk.

Dated: 11-25-14
LINDA SMITH, Klamath County Clerk

By: Susan Coste, Deputy

The true consideration for this transfer is for estate planning purposes.

MICHAEL A. HARDIE, as to his undivided one-half (1/2) interest, Grantor,
conveys to MICHAEL A. HARDIE and CAROL L. HARDIE, Trustees of the HARDIE
FAMILY TRUST, u/t/a dated 2-9 January, 2010, an undivided one-half (1/2)
interest, Grantees, in and to 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 195.300, 195.301 AND 195.305 TO 195.336 AND
SECTIONS 5 TO 11, 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 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.

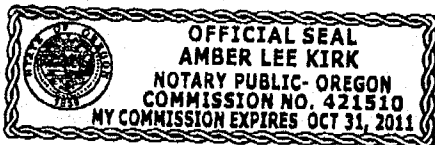
DATED this 29 day of January, 2010.

Michael A. Hardie
MICHAEL A. HARDIE

STATE OF OREGON)
) ss.
COUNTY OF DESCHUTES)

The foregoing instrument was acknowledged before me this 29 day of Jan., 2010, by Michael A. Hardie.

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



2 – Bargain and Sale Deed 11945-002 305

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.

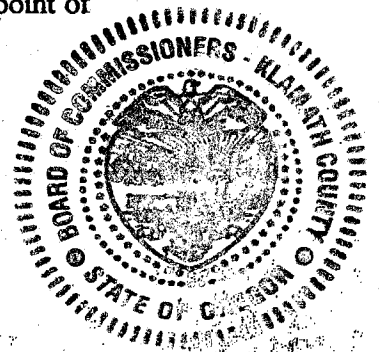


EXHIBIT B (PARCEL ONE - TL 1700)

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° 16' East a distance of 100 feet to an iron pipe; thence North 1° 44' West to the centerline of Crescent Creek; thence Westerly along the centerline of Crescent Creek to a point that is North 03° 46' East of the point of beginning; thence South 03° 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° 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.