

**2015-000133****Klamath County, Oregon**

After Recording Return To:

Donald R. Crane  
Attorney at Law  
37070 Highway 62  
Chiloquin, OR 97624



00163586201500001330040041

01/06/2015 01:47:24 PM

Fee: \$57.00

Until a change is requested all tax statements  
shall be sent to the following address:

Jeffry Lee Gion and Jackie Jean Gion, as Trustees of the  
Jeffry Lee Gion and Jackie Jean Gion Joint Revocable Living Trust  
14110 Cheyne Road  
Klamath Falls, OR 97603

### **Bargain and Sale Deed**

Jeffry L. Gion and Jackie J. Gion, as Tenants by the Entirety, Grantors, convey to Jeffry Lee Gion and Jackie Jean Gion as Trustee of the Jeffry Lee Gion and Jackie Jean Gion Joint Revocable Living Trust, u/a/d December 31, 2014, Grantee, the following described real property:

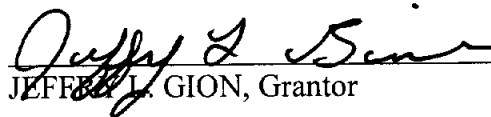
See attached Exhibit A.

The true consideration for this conveyance is \$-0-. It is executed for estate planning purposes.

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.

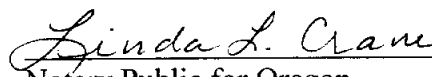
Dated this 31<sup>st</sup> day of December, 2014.

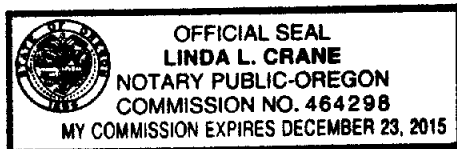
  
JEFFRY L. GION, Grantor

  
JACKIE J. GION, Grantor

STATE OF OREGON  
County of Klamath

This instrument was acknowledged before me on December 31, 2014, by Jeffry L. Gion  
and Jackie J. Gion.

  
Notary Public for Oregon



Jeffry L. Gion and Jackie J. Gion,  
as Tenants by the Entirety,

Grantors,

to

Jeffry Lee Gion and Jackie Jean Gion Trustee  
of the Jeffry Lee Gion and Jackie Jean Gion  
Joint Revocable Living Trust,

Grantee.

## EXHIBIT A

### 1. 14110 Cheyne Road

The East 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 7, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM that portion lying Southerly and Southwesterly of the Northeasterly line of the C 7 Lateral Canal;

ALSO EXCEPTING THEREFROM that portion conveyed to Robert L. Miller, et ux, in deed recorded in Volume M71, page 12738, Microfilm Records of Klamath County, Oregon;

ALSO EXCEPTING THEREFROM that portion conveyed to Joe D. Martinez, et ux, in deed recorded in Volume M75, page 6799, Microfilm Records of Klamath County, Oregon;

### 2. Fort Creek Property

#### PARCEL 1

The W1/2 E1/2 SE 1/4 SE1/4 and the W1/2 SE1/4 SE1/4 of Section 27, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon.

#### PARCEL 2

A portion of the NW1/4 of Section 35 and the NE1/4 of Section 34, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of the NW 1/4 of the NW 1/4 of Section 35, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon; thence South 89 degrees 45' 11" West, along the North line of said Section 35, a distance of 1328.40 feet more or less to the Northwest corner of said Section 35; thence South 89 degrees 52' 28" West, along the North line of Section 34, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon, a distance of 379.40 feet; thence South 00 degrees 07' 32" East, a distance of 30.00 feet; thence North 89 degrees 52' 28" East, on a line parallel to and 30.00 feet distant from the North line of said Section 34, a distance of 379.50 feet more or less to a point on the East line of said Section 34; thence North 89 degrees 45' 11" East, on a line parallel to and 30.00 feet distant from the North line of said Section 35, a distance of 1328.44 feet more or less to a point on the East line of the NW1/4 of the NW1/4 of said Section 35; thence North along the East line of the said NW1/4 of the NW1/4 a distance of 30.00 feet to the point of beginning.

PARCEL 3

A parcel of property located in the NE1/4 of the NW1/4 of Section 35, Township 33 South, Range 7 ½ East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the intersection of the Westerly right of way line of Highway 62 and the North line of Section 35, Township 33 South, Range 7 ½ East of the Willamette Meridian, Klamath County, Oregon; thence South 89 degrees 45' 11" West, along the North line of said Section 35, a distance of 176.00 feet more or less to the Northwest corner of the NE1/4 of the NW1/4 of said Section 35; thence South 00 degrees 09' 55" East, along the Westerly line of said NE1/4 of the NW1/4 of said Section 35, a distance of 259.5 feet; thence North 89 degrees 45' 11" East, parallel to the North line of said NE1/4 of the NW1/4, a distance of 259.04 feet more or less to a point on the Westerly right of way line of Highway Number 62; thence Northwest along said Westerly right of way line, a distance of 271.83 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM a parcel of property located in the NE1/4 of the NW1/4 of Section 35, Township 33 South, Range 7 ½ East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning on the West line of the NE1/4 of the NW1/4 of Section 35, Township 33 South, Range 7 ½ East of the Willamette Meridian, Klamath County, Oregon, said point of beginning being South, a distance of 30.00 feet from the Northwest corner of said NE1/4 of NW1/4; thence South 00 degrees 09' 55" East, along the Westerly line of the said NE1/4 of the NW1/4 a distance of 229.5 feet; thence North 89 degrees 45' 11" East, parallel with the North line of said NE 1/4 of the NW1/4, a distance of 259.04 feet more or less to a point on the Westerly right of way line of Highway Number 62; thence Northwest along said right of way line, a distance of 240.95 feet, more or less, to a point 30.00 feet Southerly from the North line of the NE 1/4 NW1/4 when measured at right angles to the North line of said NE1/4 of the NW1/4; thence South 89 degrees 45' 11" West, on a parallel to and 30.00 feet distant from the North line of said NE1/4 of the NW1/4, a distance of 185.6 feet more or less to the point of beginning.

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