

2015-000431

Klamath County, Oregon

After recording return to:

John D. Sorlie  
Bryant, Lovlien & Jarvis, P.C.  
591 SW Mill View Way  
Bend, Oregon 97702



00163963201500004310030035

01/16/2015 10:11:28 AM

Fee: \$52.00

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

Michael A. Hardie, Trustee  
217 Ridgeview Drive  
Culver, Oregon 97734

### BARGAIN AND SALE DEED

The true consideration for this conveyance is other valuable consideration received.

**Teresa A. Hardie Meyer**, Grantor, conveys to **Michael A. Hardie, Ryan M. Hardie and Timothy M. Hardie, as Trustees, or the Successor Trustee, of the Hardie/Meyer Cabin Trust UTA dated December 2, 2014**, Grantee, all of the Grantor's interest in the following described real property located in Klamath County, Oregon:

See Exhibit "A" attached hereto for reference, and by this reference made a part hereof.

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

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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.

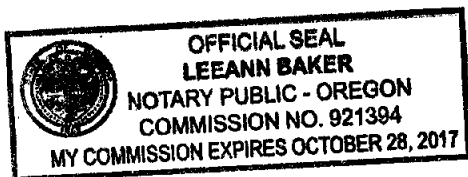
DATED: December 16, 2014

Grantor:

*Teresa A. Hardie Meyer*  
TERESA A. HARDIE MEYER

STATE OF OREGON        )  
                                  ) ss  
County of Deschutes    )

This instrument was acknowledged before me on December 16th, 2014, by TERESA A. HARDIE MEYER.



*Lee Ann Baker*  
Notary Public for Oregon  
My Commission Expires: October 28th 2017

**EXHIBIT A**

**PARCEL 1:**

**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, E.W.M., Klamath County, Oregon, more particularly described as follows:**

**Beginning at an iron pipe which is North 1345.51 feet and East 2531.96 feet from the Southwest corner of said Section 1; thence North 88° 16' East a distance of 133 feet to an iron pipe; thence North 01° 44' West to the centerline of Crescent Creek; thence westerly along the centerline of Crescent Creek to a point that is North 01° 44' West of the point of beginning; thence South 01° 44' East to the point of beginning.**

**The above described parcel of land is subject to an easement along the Southerly thirty (30) feet thereof to provide ingress and egress to other properties in the area and an easement is hereby granted along the Southerly thirty (30) feet of that portion of the North one-half Southwest One-Quarter of said Section 1 lying east of the County Road to provide ingress and egress to the above described parcel of land.**

TAX LOT: 1600

**PARCEL 2:**

**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.

TAX LOT: 1700