

2015-005770

SPACE

Klamath County, Oregon

Grantor:

Gregory Dale Caughran
17935 East Evans Creek Road
Rogue River, OR 97537



00170534201500057700020029

Grantees:

Gregory Dale Caughran and Barbara Jean Orcutt-Caughran, Trustees of the
Gregory D. and Barbara J. Caughran Living Trust u/a/d May 25, 2015
17935 East Evans Creek Road
Rogue River, OR 97537

06/04/2015 10:07:08 AM

Fee: \$47.00

After recording return to:

Christopher D. Mecca
245 NW B Street
Grants Pass, Oregon 97526

Send all tax statements to:

Gregory Dale and Barbara Jean Caughran, Trustees
17935 East Evans Creek Road
Rogue River, OR 97537

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENT that **Gregory Dale Caughran**, hereinafter called **Grantor**, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Gregory Dale Caughran and Barbara Jean Orcutt-Caughran, Trustees of the Gregory D. and Barbara J. Caughran Living Trust u/a/d May 28, 2015**, hereinafter called **Grantees**, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

See Exhibit "A" attached hereto and incorporated by reference herein

To have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$Zero. However, the actual consideration consists of Estate Planning Objectives with no monetary exchange.

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.

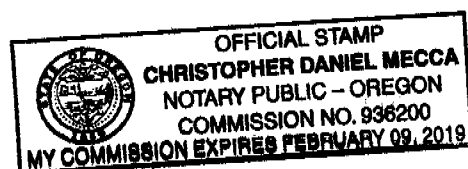
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAW 2009. THIS INSTRUMENT 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 TO 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 199.305 TO 195.336, AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

IN WITNESS WHEREOF, the grantor has executed this instrument this 28 day of May, 2015.

GREGORY DALE CAUGHNAN

STATE OF OREGON)
) ss
County of Josephine)

This instrument was acknowledged before me on May 28, 2015 by Gregory Dale Caughran.



Notary Public for Oregon
My Commission Expires: _____

EXHIBIT "A"

A tract of land located in the NW1/4 NE1/4 of Section 18, Township 39, South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Northeast corner of the NW1/4 of NE1/4 of Section 18, thence Southerly along the Easterly boundary of said NW1/4 of NE1/4 of Section 18, 996.0 feet; thence Westerly at right angles to the said Easterly boundary of the said NW1/4 NE1/4 of Section 18, 105.3 feet to the Easterly boundary of the Weed-Klamath Falls Highway; thence Northerly along the said Easterly boundary of the Weed-Klamath Falls Highway approximately 1000 feet to the Northerly boundary of the said NW1/4 of NE1/4 of Section 18; thence Easterly along the Northerly boundary of the NW1/4 of NE1/4 of Section 18, 187.6 feet to the point of beginning.

EXCEPTING therefrom that portion deeded to the State of Oregon by and through its Department of Transportation Highway Division recorded March 10, 1992 in Volume M02, page 5032, Deed Records of Klamath County, Oregon.

Tax Account No: 3909-01800-00200-000

Key No: 580632