

AMERITITLE

1396-11571

After Recording, Return to:

William S. Smith  
P.O. Box 1688  
Colfax, CA 95713

2015-006738

Klamath County, Oregon

06/25/2015 10:22:08 AM

Fee: \$52.00

Until a change is requested, send all tax statements to:

William S. Smith  
P.O. Box 1688  
Colfax, CA 95713

AMERITITLE, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

### STATUTORY BARGAIN AND SALE DEED

Sunshine Partnership, a California General Partnership, Grantor, conveys to William S. Smith and Margaret G. Smith, as Trustees of the Smith Family Trust, UAD January 26th, 1996, as to an undivided 29.9808862%; to Linda Brundage as to an undivided 21.8909449%; to David Anderson and Cherylene Anderson, husband and wife, as to an undivided 27.1975688%; to Terry Holland and Sharyn Holland, husband and wife, as to an undivided 12.0495656%; to Karen Vaughan and David Vaughan, as Trustees of the David Gawayne Vaughan and the Karen Marie Vaughan Revocable Trust as to an undivided 5.1724138%; to Richard Smith and Teri Smith, husband and wife, as to an undivided 3.7086207%; each as tenants in common, Grantees, the following described real property:

See Exhibit A attached hereto and by this reference incorporated herein.

The true and actual consideration for this conveyance is none.

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 22 day of June, 2015.

Sunshine Partnership

By: William S. Smith  
William S. Smith, Managing Partner

STATE OF Oregon )  
 ) ss  
County of Linn )

June 22, 2015.

Personally appeared the above named William S. Smith, managing partner of Sunshine Partnership and acknowledged the foregoing instrument to be his/her voluntary act.

Before me:



Suzanne Meyer  
Notary Public for Oregon  
My commission expires: 5-8-17

EXHIBIT "A"

A tract of land situated in the Southwest quarter of the Southeast quarter of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, State of Oregon, being more particularly described as follows:

Beginning at a point on the north right of way line of the County road known as Hilyard Avenue, 30 feet North and at right angles from the center line of Hilyard Avenue, this point of beginning being North 0 degrees 04 minutes West a distance of 30 feet and North 89 degrees 56 minutes East a distance of 514.1 feet from the iron axle which marks the quarter corner common to Sections 1 and 12 in Township 39 South, Range 9 East of the Willamette Meridian, thence North 29 degrees 06 minutes East and along the line of property conveyed to Edward D. and Ester V. Ault by deed recorded in Volume 252, page 435 of Klamath County Deed Records, a distance of 552.6 feet, more or less, to the Southerly right of way line of the Dalles-California State Highway; thence North 46 degrees 09 minutes West along said right of way line a distance of 334.2 feet to a point; thence South 43 degrees 51 minutes West a distance of 405.8 feet to a point; thence South 3 degrees 24 minutes East a distance of 415 feet, more or less, to the North line of said Hilyard Avenue; thence North 89 degrees 56 minutes East along said North line of Hilyard Avenue a distance of 230 feet to the point of beginning.

EXCEPTING THEREFROM that portion conveyed to the State of Oregon by instrument recorded June 19, 1972, in Volume M-72, page 6558.

CODE 43 MAP 3909-1DC TL 1600