

2015-008894

Klamath County, Oregon



00174332201500088940050050

08/11/2015 08:56:51 AM

Fee: \$62.00

AFTER RECORDED, RETURN TO:

William M. Ganong
Attorney at Law
514 Walnut Avenue
Klamath Falls OR 97601

SEND TAX STATEMENTS TO:

Taylor Hyde, Trustee
Becky Hyde, Trustee
Post Office Box 894
Chiloquin OR 97624

BARGAIN AND SALE DEED

Taylor Hyde, who is also known as Taylor A. Hyde, and Becky Hatfield Hyde, who is also known as Becky Hatfield-Hyde, Grantors

Taylor Hyde and Becky Hyde, as Trustees of the Taylor and Becky Hyde Family Trust, Dated August 6, 2015, and their successors in Trust, Grantees

The consideration is estate planning.

AFTER RECORDING, RETURN TO:
William M. Ganong
Attorney at Law
514 Walnut Avenue
Klamath Falls OR 97601

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BARGAIN AND SALE DEED

Taylor Hyde, who is also known as Taylor A. Hyde, and Becky Hatfield Hyde, who is also known as Becky Hatfield-Hyde, as tenants by the entirety, Grantors, convey unto Taylor Hyde and Becky Hyde, as Trustees of the Taylor and Becky Hyde Family Trust, Dated August 6, 2015, and their successors in Trust, Grantees, their interest in the real property in Klamath County, Oregon, which is more particularly described as follows:

Parcel No. 1: E $\frac{1}{2}$ NW $\frac{1}{4}$ and N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 28, Township 36 South, Range 12 East, Willamette Meridian, Klamath County, Oregon; EXCEPTING THEREFROM that portion thereof lying within the boundaries of State Highway 140.

Klamath County Assessor's Account No. R-3612-02800-00300-000
and Key No. R353584

Parcel No. 2: (a) The following described property located in Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon:

Section 3: The SE $\frac{1}{4}$, Excepting therefrom a tract of land situated in the N $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 3, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the East-West center section line of Section 3, which is South 89° 29' West a distance of 320.00 feet from an iron pin marking the East quarter corner of Section 3; thence South 89° 29' West following the East-West center section line of Section 3, a distance of 527.25 feet to an iron pin on the East bank of the Sycan River; thence South 4° 16' East along the East bank of the Sycan River a distance of 252.50 feet to an iron pin; thence leaving the East bank of the Sycan River, North 89° 29' East parallel to the East-West center section line of Section 3 a distance of 510.22 feet to an iron pin; thence North 0° 24' West parallel to the East line of Section 3 a distance of 251.97 feet, more or less, to the point of beginning.

Klamath County Assessor's Account No. R-3612-00300-00500
and Key No. R351844

(b) Government Lots 1 and 2 and the S½ NE¼ of Section 3 (NE¼).

Klamath County Assessor's Account No. R-3612-00300-00100
and Key No. R351826, and more commonly referred to as 28080 Godowa
Springs Road, Beatty, Oregon 97621

(c) Section 10: Government Lots 1, 2, 7, 8, 9, 10, 15, and 16.
Excepting from said property any portion thereof lying within the
boundaries of Drews Ranch Road and Godowa Springs Road.

Klamath County Assessor's Account No. R-3612-00000-03700 and
Key No. R352237; and Klamath County Assessor's Account No.
R-3612-00000-03800 and Key No. R352219

Parcel No. 3: A tract of land situated in the N½ NE¼ SE¼ of Section 3, Township 36
South, Range 12 East of the Willamette Meridian, Klamath County,
Oregon, more particularly described as follows:

Beginning at an iron pin on the East-West center section line of Section 3,
which is South 89° 29' West a distance of 320.00 feet from an iron pin
marking the East quarter corner of Section 3; thence South 89° 29' West
following the East-West center section line of Section 3, a distance of
527.25 feet to an iron pin on the East bank of the Sycan River; thence
South 4° 16' East along the East bank of the Sycan River a distance of
252.50 feet to an iron pin; thence leaving the East bank of the Sycan
River, North 89° 29' East parallel to the East-West center section line of
Section 3, a distance of 510.22 feet to an iron pin; thence North 0° 24'
West parallel to the East line of Section 3, a distance of 251.97 feet, more
or less, to the point of beginning.

Klamath County Assessor's Account No. R-3612-00300-00400 and Key
No. R351835

Parcel No. 4: (a) The W½ of the NW¼ of the SW¼ of the SW¼ of Section 4, Township
37 South, Range 12 East of the Willamette Meridian

Klamath County Assessor's Account No. R-3712-00400-02500 and
Key No. R112577

(b) The SW¼ SW¼ SW¼ of Section 4, Township 37 South, Range 12
East of the Willamette Meridian, in the County of Klamath, State of
Oregon.

Klamath County Assessor's Account No. R-3712-00400-02600 and

Key No. R112684

Parcel No. 5: (a) The NW $\frac{1}{4}$ SW $\frac{1}{4}$ and the S $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$, Section 28, Township 36 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Klamath County Assessor's Account No. R-3612-02800-01000 and Key No. R353593

(b) A portion of the E $\frac{1}{2}$ NE $\frac{1}{4}$ Section 29, Township 36 South, Range 12 East of the Willamette Meridian, lying South of Highway 140, in the County of Klamath, State of Oregon.

Klamath County Assessor's Account No. R-3612-02900-00100 and Key No. R696116; and Klamath County Assessor's Account No. R-3612-02900-00200 and Key No. R358393

Parcel No. 6: The West $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 28, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

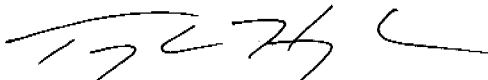
Klamath County Assessor's Account No. R-3612-02800-00400-000 and Key No. R685734

This deed is made for estate planning purposes and no consideration has been paid heretofore.

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,
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OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009,
AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

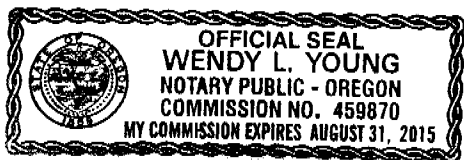
Dated this 6 day of August 2015.


Taylor Hyde, aka Taylor A. Hyde


Becky Hatfield Hyde, aka Becky Hatfield-Hyde

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on August 6, 2015 by Taylor Hyde,
aka Taylor A. Hyde, and Becky Hatfield Hyde, aka Becky Hatfield-Hyde.




Notary Public for Oregon
My Commission Expires: 8.31.2015