



2015-010856  
Klamath County, Oregon  
10/01/2015 04:20:26 PM  
Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Bruce G. Hayes and Shirley Ann Hayes

PO Box 856

Gilchrist, OR 97737

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

Bruce G. Hayes and Shirley Ann Hayes

PO Box 856

Gilchrist, OR 97737

File No. 65371AM

Return to:  
 AmeriTitle

### STATUTORY WARRANTY DEED

Roberta

A.

Bishop,

Trustee of the Roberta A. Bishop Revocable Living Trust dated 04/14/2015,

Grantor(s), hereby convey and warrant to

Bruce G. Hayes and Shirley A. Hayes, as Tenants by the Entirety,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

#### PARCEL 1:

The true and actual consideration for this conveyance  
is \$169,000.00

Commencing at the one quarter corner between Section 36, Township 24 South, Range 8 East of the Willamette Meridian, and Section 1, Township 25 South, Range 8 East of the Willamette Meridian, and running North 0° 32' East, 881.76 feet; thence South 89° 15' East 671.2 feet to the true point of beginning; thence South 89° 15' East, a distance of 167.8 feet; thence North a distance of 125 feet; thence West a distance of 167.8 feet; thence South a distance of 125 feet to the point of beginning.

#### PARCEL 2:

A tract of land located in the SW1/4 SE1/4 of Section 36, Township 24 South, Range 8 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point whence the South one-quarter corner of said Section 36 bears South 00° 32' 00" West 563.00 feet; thence North 00° 32' 00" East 317.00 feet; thence South 89° 21' 15" East 1020.00 feet; thence South 00° 32' 00" West 257.00 feet; thence South 89° 21' 15" East 139.30 feet to a point on the Westerly right of way line of the Dalles - California Highway 97; thence Southerly along said right of way line on a 00° 58' curve left, 64.54 feet; thence North 89° 21' 15" West 1135.42 feet to the point of beginning.

SAVING AND EXCEPTING therefrom the following:

A parcel of land situate in the SW1/4 SE1/4 of Section 36, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point, a #5 steel rod set along the C/4 line of said Section 36 at the Northwest corner of Riddle Acres Subdivision, from which the S1/4 corner of Section 36 bears South 00° 26' 27" West 563.00 feet (South 00° 32' 00" West as shown on the plat of Riddle Acres); thence continuing along the C/4 section line, North 00° 26' 27" East 318.76 feet to a #5 x 48" plastic - capped steel rod; thence along a line parallel with the

North line of Riddle Acres, South 89° 21' 15" East 335.7 feet to a #5 x 48" plastic – capped steel rod; thence along a line parallel with the C/4 section line South 00° 26' 27" West 288.8 feet to a #5 x 48" plastic – capped steel rod; thence along a line parallel with the North line of Riddle Acres South 89° 21' 15" East 174.3 feet to a #5 x 48" plastic – capped steel rod; thence along a line parallel with the C/4 Section line, South 00° 26' 27" West 30.0 feet to a #5 x 30" plastic – capped steel rod on the North line of Riddle Acres; thence along the North line of Riddle Acres North 89° 21' 15" West 510.0 feet to the point of beginning, as shown on that certain plat of July 1982 made by Raymond E. Oman, PLS, and on file in the records of the Klamath County Surveyor.

**ALSO EXCEPTING:**

**(Legal description continued)**

A parcel of land situate in the SW1/4 SE1/4 of Section 36, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being the Eastern part of that parcel conveyed to Batista and Juanita Milani in Volume M82, page 522, Deed Records of Klamath County, Oregon, and more particularly described as follows:

Commencing at the South quarter corner of said Section 36; thence along the center quarter line of Section 36, North 00° 26' 27" East 881.76 feet; thence along the North line of the above said Milani land, South 89° 21' 15" East 839.0 feet to the point of beginning, a #5 x 48" plastic – capped steel rod; thence continuing South 89° 21' 15" East 181.0 feet to a #5 x 48" plastic – capped steel rod; thence along two lines of land conveyed to Cascade Natural Gas Corporation, South 00° 26' 27" West 259.1 feet to a #5 x 48" plastic – capped steel rod and South 89° 21' 15" East 140.5 feet to a #5 x 48" plastic – capped steel rod set along the arc of a 0° 58' curve at the Northwest line of U.S. Highway 97; thence South 64.54 feet along said curve arc, the chord of which bears South 23° 10' West 64.53 feet to a 35 steel rod at the Northeast corner of Riddle Acres Subdivision; thence along the North line of said Riddle Acres, North 89° 21' 15" West 295.49 feet to a #4 steel rod at the corner common to Lots 4 and 5, Block 1, Riddle Acres; thence along the East line of Milani reserved lands, North 00° 14' 19" East 318.8 feet to the point of beginning, as shown on that certain plat of May 1982 made by Raymond E. Oman, PLS, and on file in the records of the Klamath County Surveyor.

**PARCEL 3:**

Parcel 3 of Minor Partition 52-82, being a tract of land situated in the SW1/4 SE1/4 Section 36, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point from which the South ¼ corner of said Section 36 bears North 89° 15' West 232.90 feet; thence South 89° 15' West 335.7 feet and South 00° 32' West 881.61 feet; thence North 00° 32' East 125.00 feet to a point on the South line of Kaehn Road; thence South 89° 15' East, along said South line, 102.60 feet; thence South 00° 32' West, 125.00 feet; thence North 89° 15' West, 102.60 feet to the point of beginning, with bearings and distances based on the final map of said "Minor Partition 52 – 82".

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-2408-036DC-02000-000  
R-2408-036DC-01901-000

The true and actual consideration for this conveyance is \$169,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

2015-2016 Real Property Taxes, a lien not yet due and payable.

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 29 day of Sept, 2015

Roberta A. Bishop Revocable Living Trust dated 04/14/2015

By: Roberta A. Bishop  
Roberta A. Bishop, Trustee

State of Oregon } ss.  
County of Deschutes }

On this 29 day of Sept 2015, before me, Teresa M. Does, a Notary Public in and for said state, personally appeared Roberta A. Bishop known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Roberta A. Bishop Revocable Living Trust dated 04/14/2015, and acknowledged to me that she executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Teresa M. Does  
Notary Public for the State of Oregon  
Residing at: Laurel  
Commission Expires: 10/13/17

