

2015-011327

Klamath County, Oregon

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

0198 19286



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10/16/2016 09:28:29 AM

Fee: \$47.00

GRANT & Carole Thacker U/S Trust  
367C Jacqueline Rd  
Campbell River BC V9N7L3

Grantor's Name and Address

John Grant and Carole Thacker  
3939 S 6th #183  
Klamath Falls 97603

Grantee's Name and Address

After recording, return to (Name and Address):

John Grant Thacker  
3939 S 6th #183  
Klamath Falls 97603

Until requested otherwise, send all tax statements to (Name and Address):

as above

SPACE RESERVED  
FOR  
RECORDER'S USE

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Grant and Carole Thacker U/S Trust  
Grant and Carole Thacker Trustees

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

John Grant Thacker and Carole Thacker

hereinafter called grantee, 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 (legal description of property):

See Exhibit A 11 Properties

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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 \$ 0. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on October 15 2015; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on October 15, 2015, by Grant Thacker & Carole Thacker.

This instrument was acknowledged before me on

by

as

of



Bisa M Kessler  
Notary Public for Oregon

My commission expires February 1, 2019

19287

Exhibit A  
Attached to Warranty Deed

The following properties are to be transferred from Grant Thacker to Grant and Carole Thacker U.S. Trust

2046 Orchard Ave.  
The west half of all of the following described property: The east 33 1/3 feet of Lot 414 and the West 30 feet of Lot 413, Block 101, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:  
Beginning at a point of the South line of Orchard Ave. 16 2/3 feet East of the Northwest corner of said Lot 414 and running thence East along said line of Orchard Avenue a distance of 31 2/3 feet; thence South parallel to the East line of said Lot 414 a distance of 120 feet; thence West along the South line of said Lot 414, a distance of 31 2/3 feet; thence North parallel to the East line of said Lot a distance of 120 feet to the point of beginning.

1633 Riverside  
LOT 16, BLOCK 4, RIVERVIEW SECOND ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.  
AND Trust Deed including the terms and provision thereof, recorded July 10, 1985 in Volume M85 at page 10691 and assigned October 30, 1985 in Volume M85 at page 17660, Microfilm Records of Klamath County, Oregon, in favour of Henry J. Rieker and Francis Rieker, which Trust Deed Grantee herein agrees DOES NOT agree to assume and pay according to the terms and provisions contained therein.

~~2330 Oak St.  
LOTS 1 AND 2 IN THE RESUBDIVISION OF BLOCK 23, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.  
SUBJECT TO: Trust Deed dated September 25, 1982 and recorded October 28, 1992 in Volume M82, page 25744, Microfilm records of Klamath County, Oregon in favour of Steven L. Hall, Carolyn Hall, Lorissa Hall and James L. Hall Jr. each as to undivided 1/4 interest, all as tenants in common which the above named Grantees herein agree to assume and pay in full this Trust Deed.~~

4221 Balsam  
Lot 10 Block 6 Stewart Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

227 and 235 Michigan  
The Southwesterly 82.5 feet of Lots 5 and 6, Block 37 in Second Hot Springs Addition to Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

726 North 2nd  
Lots 1 and 2 of Block 36 in First Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

610/614 North 1st  
Lot 1 in Block 18, Ewauna Heights Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

1527 Oregon  
Lots 2 and 3, block 10, FARVIEW NO.2, in the City of Klamath Falls, in the County of Klamath, State of Oregon. CODE 1 MAP 3809-29CA TAX LOT 7400.

310 Lewis  
Lot 18, Block 7, LAKEVIEW ADDITION to the City of Klamath Falls, in the County of Klamath, State of Oregon.

2039 Westland  
Lot 14 in block 200 of Mills Second Addition to City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

1745 Meade  
Lots 7 and 9, block 53, SECOND HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.  
CODE 1 MAP 3809-28CC TAX LOT 200  
CODE 1 MAP 3809-28CC TAX LOT 1100.

1110 A and B Montclair  
The South 33 feet of Lot 10 and North 2 feet of Lot 11, Block 11, HOT SPRINGS ADDITION, in the County of Klamath, State of Oregon.  
Code 1 Map 3809-29DD Tax Lot 5100

905 Prospect  
A portion of Lot 2, Block 18, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:  
Beginning at the most southerly corner of Lot 2; thence Northeasterly along the East line 77 feet to the West line of Prospect Street; thence Northeasterly 19.5 feet; thence North 38 degrees 10' West 49 feet to the point; thence in a Southwesterly direction 48.5 feet, more or less, to the intersection with the Westerly line of the North Street at a point 61 feet in the Northwesterly direction from the point of the beginning; thence Southwesterly to the point of the beginning.  
CODE 1 MAP 3809-29CD TL 2200

1411 Pleasant  
The Northerly 80 feet of Lot 456, Block 121, MILLS ADDITION, in the County of Klamath, State of Oregon, being in the North East corner of said Block 11 and extending 50 feet along Garden Avenue and 80 feet along Mitchell. CODE 1 MAP 3809-33AD TL 12200

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ First American Title \_\_\_\_\_ the \_\_\_\_\_ 5th day of \_\_\_\_\_ June \_\_\_\_\_ A.D., 19 \_\_\_\_\_ 98 at \_\_\_\_\_ 2:18 o'clock \_\_\_\_\_ P.M., and duly recorded in Vol. \_\_\_\_\_ M98 of \_\_\_\_\_ Deeds \_\_\_\_\_ on Page \_\_\_\_\_ 19286

FEE \$35.00

By \_\_\_\_\_ Bernetha G. Leisch, County Clerk