



00177949201500118750030039

10/30/2015 08:47:03 AM

Fee: \$52.00

AFTER RECORDING RETURN TO:
FITCH LAW GROUP, PC
210 SW 5th St., Suite 2
Redmond OR 97756

Unless Otherwise Requested, All
Dick Robertson
1960 Condor Court
Redmond, OR 97756

BARGAIN AND SALE DEED

The true and actual consideration for this conveyance is no dollars, (\$0.00).

James L. Ramsey, Trustee of The Lillian F. Ramsey Irrevocable Trust B, Grantor, grants, bargains, sells and conveys unto Dick Robertson, Grantee, the following described real property, situated in the County of Klamath, State of Oregon, to-wit:

See Exhibit A attached hereto.

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.

[Signature page follows]

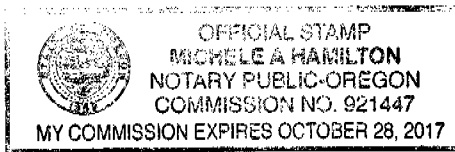
DATED this 29 day of SEPT, 2015.

LILLIAN F. RAMSEY IRREVOCABLE TRUST B


James L. Ramsey, Trustee

STATE OF OREGON)
 : ss.
County of Deschutes)

Personally appeared before me this 29th day of Sept, 2015, the above-named James L. Ramsey, Trustee of the Lillian F. Ramsey Irrevocable Trust B, and acknowledged the foregoing instrument to be his voluntary act and deed.




Notary Public of Oregon

EXHIBIT A

Lot 5 in Block 4, TRACT 1152, NORTH HILLS SUBDIVISION, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

EXCEPTING THEREFROM the following:

Beginning at the Northwest corner of Lot 6, Block 4, Tract 1152, NORTH HILLS SUBDIVISION, Klamath County, Oregon; thence along the Northerly boundary of said Lot 6, along a curve to the left whose radius is 230 feet through an arc of 69.47 feet, to the Northeast corner of said Lot 6; thence South 56°00'00" East, 131.76 feet more or less, to a 3/4 - inch diameter iron pipe with plastic cap stamped LS 1289; thence South 34°00'00" West, 58.99 feet more or less, to a 5/8 - inch diameter rebar marking the Southeast corner of said Lot 6; thence along the Southerly line of said Lot 6, South 74°30'29" West, 134.19 feet more or less to the Southwest corner of said Lot 6; thence along the Westerly line of said Lot 6 North 5°38'58" West, 142.01 feet more or less to the Point of Beginning of this description in Tract 1152, NORTH HILLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.