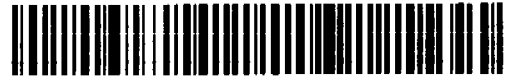


AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.  
620 Main Street  
Klamath Falls OR 97601



00178339201500121890020023

11/06/2015 02:44:48 PM

Fee: \$47.00

GRANTOR'S NAME AND ADDRESS:

Barbara Clary  
3635 Vale Road  
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS:

Barbara L. Clary and  
Jerrold B. Walter  
3635 Vale Road  
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

Barbara L. Clary and  
Jerrold B. Walter  
3635 Vale Road  
Klamath Falls, OR 97603

**BARGAIN AND SALE DEED**

**BARBARA CLARY**, hereinafter referred to as grantor, conveys to **BARBARA L. CLARY and JERROLD B. WALTER**, not as tenants in common, but with the right of survivorship; that is, the fee shall vest in the survivor of them, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

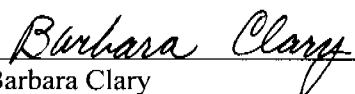
**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE.**

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration; that is, for estate planning purposes.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

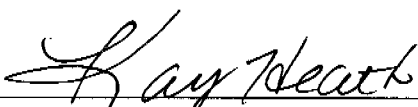
IN WITNESS WHEREOF, the grantor has executed this instrument this 6 day of November, 2015.

**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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.**

  
Barbara Clary

STATE OF OREGON; County of Klamath ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 6 day of November, 2015, by Barbara Clary.

  
NOTARY PUBLIC FOR OREGON  
My Commission expires: 9-24-18



BARGAIN AND SALE DEED

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**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1:**

A tract of land situated in the SE1/4 NE1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point marked by a 5/8 inch iron pin on the Easterly right of way line of Booth Road, said point being South 89° 53' 08" East (North 89° 54' East by recorded plat of Junction Acres) 1360.71 feet and North 00° 10' 47" East (North 00° 04' East by said Junction Acres) 484.00 feet from the Center quarter corner of said Section 7, as established by Survey No. 759, as recorded in office of the Klamath County Surveyor; thence North 00° 10' 47" East, along said Easterly right of way line, 323.95 feet to its intersection with the Southerly right of way line of State Highway No. 140; thence South 70° 59' 35" East, along the Southerly right of way line of said State Highway, 507.13 feet; thence South 00° 10' 47" West, parallel with the Easterly right of way line of said Booth Road, 160.29 feet; thence North 89° 49' 13" West 480.00 feet to the point of beginning.

**PARCEL 2:**

A tract of land situated in the SE1/4 NE1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point marked by a 5/8 inch iron pin on the Easterly right of way line of Booth Road, said point being South 89° 53' 08" East (North 89° 54' East by recorded plat of Junction Acres) 1360.71 feet and North 00° 10' 47" East (North 00° 04' East by said Junction Acres) 257.00 feet from the center quarter corner of said Section 7, as established by Survey No. 759, as recorded in the office of the Klamath County Surveyor; thence North 00° 10' 47" East, along said Easterly right of way line, 227.00 feet; thence South 89° 49' 13" East 480.00 feet; thence South 00° 10' 47" West, parallel with the said Easterly right of way line, 227.00 feet; thence North 89° 49' 13" West 480.00 feet to the point of beginning.