

Returned at Counter

2015-013377

Klamath County, Oregon

AFTER RECORDING RETURN TO:

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



00179727201500133770020021

12/11/2015 09:52:27 AM

Fee: \$47.00

GRANTOR/GRANTEE'S NAME AND ADDRESS:

Alexis R. Charlton  
6622 Verde Vista Drive  
Klamath Falls, Oregon 97603

SEND TAX STATEMENTS TO:

No Change

**BARGAIN AND SALE DEED**

ALEXIS R. CHARLTON, hereinafter referred to as grantor, conveys to ALEXIS R. CHARLTON, TRUSTEE OF THE ALEXIS CHARLTON LIVING TRUST Dated December 11, 2015, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

*See Exhibit A.*

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$1.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration; i.e., for estate planning purposes.

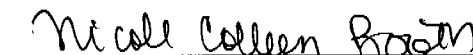
IN WITNESS WHEREOF, the grantor has executed this instrument this 11 day of December, 2015.

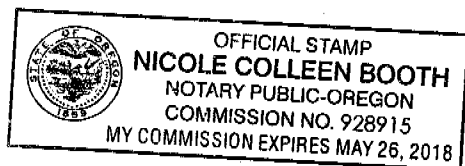
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

  
Alexis R. Charlton

STATE OF OREGON; County of Klamath ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 11<sup>th</sup> day of December, 2015.

  
NOTARY PUBLIC FOR OREGON  
My Commission expires: 5/26/2018



A tract of land situated in the  $W\frac{1}{2}NE\frac{1}{2}NW\frac{1}{2}$  of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a  $\frac{1}{4}$  inch iron pin on the Southerly right of way line of Hilyard Avenue, said pin being North  $89^{\circ} 06' 00''$  West 908.60 feet and South  $00^{\circ} 05' 16''$  East 30.00 feet from a  $\frac{5}{8}$  inch iron pin at the centerline intersection of said Hilyard Avenue and Altamont Drive, marking the  $N\frac{1}{4}$  corner of said Section 10, thence South  $00^{\circ} 05' 16''$  East 591.88 feet; thence North  $89^{\circ} 06' 00''$  West 358.67 feet to the easterly right of way line of the Burlington Northern Railroad; thence along the said railroad right of way, North  $00^{\circ} 15' 50''$  West 274.26 feet, and along the arc of a curve to the left (radius = 813.94 feet, central angle =  $12^{\circ} 16' 10''$ ) 174.30 feet, and along the arc of a curve (reverse) to the right (radius = 713.94 feet, central angle =  $11^{\circ} 45' 03''$ ) 146.42 feet to the Southerly right of way line of Hilyard Avenue; thence South  $89^{\circ} 06' 00''$  East 393.66 feet to the point of beginning. With bearings based on survey No. 2020, as recorded in the Klamath County Surveyor's office.

EXCEPT THEREFROM the Easterly 293 feet thereof.

STATE OF OREGON; COUNTY OF KLAMATH; ss.  
 and for record at request of Transamerica Title Co.  
 this 12th day of March A. D. 1979 at 8:30 o'clock P. M., and  
 duly recorded in Vol. M79, of Deeds on Page 5603

Wm D. MILNE, County Clerk

By Bernetha Phelps

Fee \$6.00