

2016-002808

Klamath County, Oregon



00183849201600028080080083

03/16/2016 11:25:14 AM

Fee: \$77.00

Until a change is requested, all
tax statements shall be sent to:

Linda Lee Hammerich
15666 E Langell Valley Rd
Bonanza, Oregon 97623

After recording return to:

Linda Lee Hammerich
15666 E Langell Valley Rd
Bonanza, Oregon 97623

BARGAIN AND SALE DEED

Grantor, Glenn R. Barrett, Successor Trustee of the Marlyn Barrett 2004 Revocable Trust u/t/d February 17, 2004, conveys to Grantees, Karen Ann Seeley and Linda Lee Hammerich, each as to an undivided one-half interest as tenants in common, the following described real property:

See Exhibit A attached hereto and by this reference incorporated herein.

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. 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.

The true consideration for this conveyance is: Gift.

December 18, 2015, Marlyn K. Barrett resigned as Trustee of the Marlyn Barrett 2004 Revocable Trust. Glenn R. Barrett is the Successor Trustee of the Marlyn Barrett

77-

2004 Revocable Trust u/t/d February 17, 2004. The formal resignation of Marlyn Barrett as Trustee and acceptance of appointment of authority as Trustee of Glenn R. Barrett is attached to this deed as **Exhibit B**. December 18, 2015, Marlyn K. Barrett further revoked the Marlyn Barrett 2004 Revocable Trust as to the property described in **Exhibit A** and directed the property be transferred to the Trustees. A copy of that Revocation is attached as **Exhibit C**.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 16 day of March, 2016.

Glenn R. Barrett

Glenn R. Barrett, Successor Trustee of the
Marlyn Barrett 2004 Revocable Trust u/t/d
February 17, 2004

State of Oregon)
) ss.
County of Klamath)

On this 16 day of March, in the year 2016, before me, a Notary Public, personally appeared Glenn R. Barrett, Successor Trustee, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.



Dana L. Gilman
Notary Public for Oregon
My Commission Expires: October 21, 2016

EXHIBIT A
Legal Description

The following real property situate in Klamath County, State of Oregon, to-wit:

East ½ Northwest ¼; West ½ Northeast ¼; and that portion of Southeast ¼ Northeast ¼ lying West of Lost River, all in Section 10, Township 40 South, Range 13 EWM, EXCEPT a portion of said Southeast ¼ Northeast ¼ described in Vol. 90, page 45 of Deed Records, to-wit: Beginning at a point which lies 30 feet North and 620.8 Feet West of the quarter corner common to Sections 10 and 11, Township 40 South, Range 13 EWM; thence North 19°56' West a distance of 151 feet, more or less; thence North 42°12' West a distance of 343 feet, more or less; thence South a distance of 395 feet, more or less; East a distance of 284 feet, more or less, to the point of beginning, together with the tenements, hereditaments, rights, privileges, and appurtenances, and all ditches or other conduits, and water rights, now or hereafter belonging to or used in connection with the immediately preceding described real property.

**MARLYN BARRETT 2004 REVOCABLE TRUST
RESIGNATION OF TRUSTEE**

I, Marlyn Kay Barrett hereby resign my position as Trustee of the Marlyn Barrett 2004 Revocable Trust u/t/d February 17, 2004. I hereby transfer all the assets of the Marlyn Barrett 2004 Revocable Trust u/t/d February 17, 2004 to the authority of the Successor Trustee named in Article V. of the Trust instrument, Glenn R. Barrett.

DATED: December 18, 2015

Marlyn K. Barrett
Marlyn K. Barrett

The appointment of Glenn R. Barrett as Trustee of the Marlyn Barrett 2004 Revocable Trust u/t/d February 17, 2004 is hereby ACKNOWLEDGED and ACCEPTED.

Glenn R. Barrett
Glenn R. Barrett

We, the beneficiaries of the Marlyn Barrett 2004 Revocable Trust u/t/d February 17, 2004, agree and consent to the appointment of Glenn R. Barrett Successor Trustee.

Karen Ann Seely
Karen Ann Seely
AKA Karen Ann Seeley

Linda Lee Hammerich
Linda Lee Hammerich

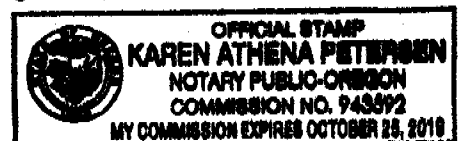
State of Oregon)
)ss.
County of Klamath)



This instrument was acknowledged before me on December 18, 2015 by Marlyn K. Barrett.

EXHIBIT B
PAGE 1 OF 2

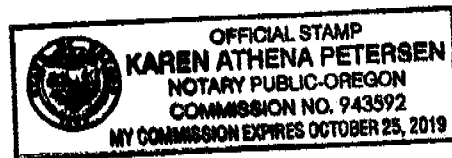
Karen Athena Peterson
Notary Public for Oregon



State of Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on December 18,
2015 by Glenn R. Barrett.

Karen Athena Petersen
Notary Public for Oregon

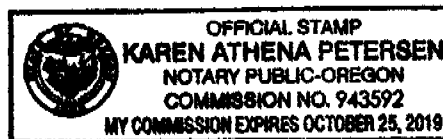


State of Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on December 18,
2015 by Karen Ann Seely.

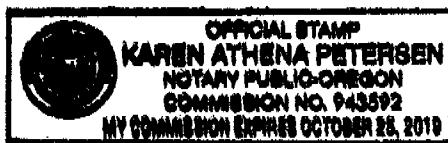
AKA Karen Ann Seeley

Karen Athena Petersen
Notary Public for Oregon



State of Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on December 18,
2015 by Linda Lee Hammerich.



Karen Athena Petersen
Notary Public for Oregon



EXHIBIT B
PAGE 2 OF 2

**PARTIAL REVOCATION OF TRUST AS TO SPECIFIC ASSETS
MARLYN BARRETT 2004 REVOCABLE TRUST**

Pursuant to Section IX of the Marlyn Barrett 2004 Revocable Trust u/t/d February 17, 2004 (the "Trust"), I hereby partially revoke the Trust by removing the following assets from the Trust:

1. The Real Property described in Schedule A of the Trust and attached to this Partial Revocation of Trust as Exhibit A.
2. All of my Partnership Interest in Barrett Livestock, an Oregon Partnership, under Partnership Agreement dated January 1, 1990.

I direct my Trustee to transfer these assets from the Trust to the following persons as a lifetime gift:

A. All of my interest in the Real Property described in Exhibit A attached to this Partial Revocation and commonly referred to as the "Home Place" to Karen Ann Seely and Linda Lee Hammerich, each as to an undivided one-half interest as tenants in common.

B. All of my partnership interest in Barrett Livestock, an Oregon Partnership under Partnership Agreement dated January 1, 1990, to Glenn R. Barrett.


Except as to those assets withdrawn from my Trust as described above, my Trust shall continue in full force and effect.

DATED: December 18, 2015


Marlyn K. Barrett, Grantor

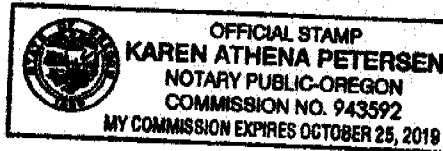

Glenn R. Barrett, Trustee


Linda Lee Hammerich, Beneficiary


Karen Ann Seely, Beneficiary
AKA Karen Ann Seeley



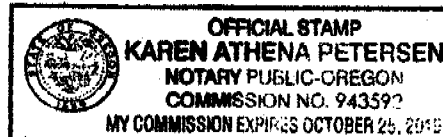
State of Oregon)
)ss.
County of Klamath)



This instrument was acknowledged before me on 18 day of December, 2015
by Marilyn K. Barrett.

Karen Athena Petersen
Notary Public for Oregon

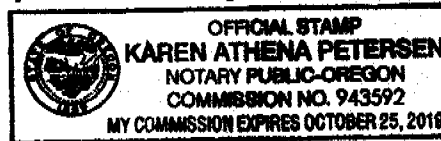
State of Oregon)
)ss.
County of Klamath)



This instrument was acknowledged before me on 18 day of December, 2015
by Glenn R. Barrett.

Karen Athena Petersen
Notary Public for Oregon

State of Oregon)
)ss.
County of Klamath)



OFFICIAL
KAREN ATHENA
NOTARY PUBLIC
COMMISSION NO. 943592
MY COMMISSION EXPIRES OCTOBER 25, 2019

This instrument was acknowledged before me on 18 day of December, 2015
by Linda Lee Hammerich.

Karen Athena Petersen
Notary Public for Oregon

State of Oregon)
)ss.
County of Klamath)



This instrument was acknowledged before me on 18 day of December, 2015
by Karen Ann Seely.

AKA Karen Ann Seely

Karen Athena Petersen
Notary Public for Oregon

Exhibit A

REAL PROPERTY

All of Marlyn's right, title, and interest (whole or undivided) in the following real property situate in Klamath County, State of Oregon, to-wit:

East $\frac{1}{2}$ Northwest $\frac{1}{4}$; West $\frac{1}{2}$ Northeast $\frac{1}{4}$; and that portion of Southeast $\frac{1}{4}$ Northeast $\frac{1}{4}$ lying West of Lost River, all in Section 10, Township 40 South, Range 13 EWM, EXCEPT a portion of said Southeast $\frac{1}{4}$ Northeast $\frac{1}{4}$ described in Vol. 90, page 45 of Deed Records, to-wit: Beginning at a point which lies 30 feet North and 620.8 feet West of the quarter corner common to Sections 10 and 11, Township 40 South, Range 13 EWM; thence North $19^{\circ}56'$ West a distance of 151 feet, more or less; thence North $42^{\circ}12'$ West a distance of 343 feet, more or less; thence South a distance of 395 feet, more or less; East a distance of 284 feet, more or less, to the point of beginning, together with the tenements, hereditaments, rights, privileges, and appurtenances, and all ditches or other conduits, and water rights, now or hereafter belonging to or used in connection with the immediately preceding described real property. [Assessor Parcel #4013-01000-00200-000]



EXHIBIT C
PAGE 3 OF 3