

AmeriTitle  
MTC 82565AM



2016-003093

Klamath County, Oregon

03/23/2016 02:36:46 PM

Fee: \$47.00

TITLE NO. 82565AM  
ESCROW NO. EU15-4122

**GRANTOR**

SMITH REVOCABLE LIVING TRUST

**GRANTEES**

DEWAYNE SMITH AND LYLE SMITH  
20548 JACKLIGHT LANE  
BEND, OR 97702

Until a change is requested  
all tax statements shall be  
sent to the following address:  
\*\*\*SAME AS GRANTEES\*\*\*

After recording return to:  
CASCADE TITLE CO.  
811 WILLAMETTE  
EUGENE, OR 97401

**BARGAIN AND SALE DEED**

OREGON PACIFIC BANK, successor by merger of SOUTH VALLEY BANK, Trustee of THE SMITH  
REVOCABLE LIVING TRUST dated November 5, 1998, Grantor,  
conveys to

DEWAYNE SMITH and LYLE SMITH, as tenants in common, Grantees

hereinafter called grantees, and unto grantee's heirs, successors and assigns all of that certain real property with the  
tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County  
of Lane, State of Oregon, described as follows, to-wit:

PS SEE ATTACHED EXHIBIT A \*Klamath

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, AND 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, AND 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 TO CHANGE VESTING.

Dated this 16 day of March, 2016

THE SMITH REVOCABLE LIVING TRUST dated  
November 5, 1998

BY: Linda S. Arnold

Linda S. Arnold, Trust Officer/Vice-President of Oregon  
Pacific Bank,  
successor by merger of South Valley Bank

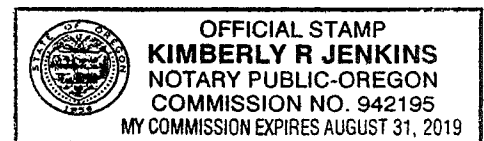
State of Oregon

County of Lane

This instrument was acknowledged before me on March 16, 2016 by LINDA S. ARNOLD,  
TRUST OFFICER/VICE-PRESIDENT of OREGON PACIFIC BANK, successor by merger of SOUTH VALLEY  
BANK, Trustee of THE SMITH REVOCABLE LIVING TRUST dated November 5, 1998

Kimberly R. Jenkins  
(Notary Public for Oregon)  
My commission expires August 31, 2019

AMERITITLE has recorded this  
instrument by request as an accommodation only,  
and has not examined it for regularity and sufficiency  
or as to its effect upon the title to any real property  
that may be described therein.



## Exhibit A

### PARCEL 1:

Beginning at the brass cap monument marking the Northwest corner of Section 6, Township 29 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence South  $89^{\circ} 48' 54''$  East along the North line of said section to a 5/8 inch iron pin on the Westerly right of way line of the Dalles-California Highway; thence South  $17^{\circ} 09' 01''$  West along said Westerly right of way line a distance of 1393.89 feet, more or less, to a 5/8 inch iron pin on the South line of Lot 4 of said Section; thence North  $89^{\circ} 13' 11''$  West along the South line of said Lot 4 a distance of 958.16 feet, more or less, to the Southwest corner thereof; thence North  $00^{\circ} 09' 15''$  East along the West line of said Lot 4 a distance of 1323.27 feet, more or less, to the point of beginning, being a portion of Lot 4, Section 6, Township 29 South, Range 8 East of the Willamette Meridian.

EXCEPTING THEREFROM a parcel of land situated in government Lot 4, Section 6, Township 29 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at the intersection of the North line of said Section 6 with the Westerly right of way line of U.S. Highway No. 97; thence South  $17^{\circ} 09' 01''$  West along said Westerly right of way line, 425.51 feet to the point of beginning for this description; thence continuing South  $17^{\circ} 09' 01''$  West along said right of way line, 212.00 feet; thence North  $89^{\circ} 31' 02''$  West, 212.00 feet; thence North  $17^{\circ} 09' 01''$  East parallel to said right of way line, 212.00 feet; thence South  $89^{\circ} 31' 02''$  East, 212.00 feet to the point of beginning.

### PARCEL 2:

That part of Government Lots 3 and 4 lying Westerly of the Sprague River and all of Government Lot 5, Section 6, Township 36 South, Range 10 East of the Willamette Meridian. Parcel 4: That part of the SE 1/4 of the NW1/4 lying Westerly of the Sprague River, the W 1/2 of the NE 1/4 of the SW 1/4 and all of Government Lot 6, Section 6, Township 36 South, Range 10 East of the Willamette Meridian.