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2016-003727
Klamath County, Oregon
04/12/2016 02:49:40 PM
Fee: \$42.00

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Eileen Gibbons and Keith D. Goode
Successor Co-Trustees of the Juanita S. Goode Trust
U.A.D. November 8, 1999

Until a change is requested all tax statements shall be sent to the following address:

Eileen Gibbons
24737 Prospect Avenue
Los Altos Hills, CA 94022

STATUTORY
BARGAIN AND SALE DEED

Jackie Jean Gion, Trustee or the successor in trust, under the Hunt Loving Trust dated October 18, 1993, Grantor, conveys to, Ewauna Park, LLC an Oregon Limited Liability Company as to an undivided 1/2 interest, and Eileen Gibbons and Keith D. Goode, Successor Co-Trustees of the Juanita S. Goode Trust U.A.D. November 8, 1999 as to an undivided 1/2 interest, Grantee, the following described real property situated in Klamath County, Oregon, to-wit:

AN AREA OF LAND SITUATED IN THE NE1/4 OF SECTION 16, T39S, R9EWM, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THAT TRACT OF LAND DESCRIBED IN VOLUME 266 AT PAGE 258 OF THE KLAMATH COUNTY DEED RECORDS AND THE WEST RIGHT OF WAY LINE OF WASHBURN WAY, FROM WHICH THE N1/16 CORNER COMMON TO SECTION 15, T39S, R9EWM, AND SAID SECTION 16 BEARS N03°40'36"E 612.88 FEET; THENCE N00°26'32"E, ALONG THE SAID WEST RIGHT OF WAY LINE, 28.69 FEET; THENCE, LEAVING THE SAID WEST RIGHT OF WAY LINE, N89°28'14"W 173.90 FEET TO A POINT ON THE BOUNDARY OF SAID VOLUME 266, PAGE 258; THENCE, ALONG THE BOUNDARY OF SAID VOLUME 266 PAGE 258 THE FOLLOWING COURSES, S00°48'20"W 28.69 FEET AND S89°28'14"E 174.08 FEET TO THE POINT OF BEGINNING, CONTAINING 0.11 ACRES, MORE OR LESS, WITH BEARINGS BASED ON THE OREGON STATE PLANE COORDINATE SYSTEM SOUTH ZONE #3602.

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.

This conveyance is made pursuant to "Property Line Adjustment 4-16". The true consideration for this conveyance is \$0. (Here comply with the requirements of ORS 93.030)

Dated this 4th day of April, 2016.

Jackie Jean Gion
Jackie Jean Gion, Trustee or the successor in trust, under the Hunt Loving Trust dated October 18, 1993

STATE OF OREGON }
County of Klamath } ss

This instrument was acknowledged before me on this 4th day of April, 2016 by Jackie Jean Gion, as Trustee or the successor in trust, under the Hunt Loving Trust dated October 18, 1993.

Lisa Legget-Weatherby
Notary Public for the State of Oregon
My commission expires: 10/19/19

