

2016-003917

Klamath County, Oregon



00185215201600039170020021

04/19/2016 09:30:05 AM

Fee: \$47.00

AFTER RECORDING, RETURN TO:

William M. Ganong
Attorney at Law
514 Walnut Avenue
Klamath Falls OR 97601

SEND TAX STATEMENTS TO:

Jani McPherson, Trustee
Post Office Box 1
Midland OR 97634

BARGAIN AND SALE DEED

Jani K. McPherson, Grantor, conveys unto Jani McPherson, as Trustee of the John L. McPherson Trust Dated March 17, 2016, and her successors in Trust, Grantees, her interest in the real property in Lane County, Oregon, which is more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference.

Lane County Tax Account No. 0561868 and Map No. 18-02-05-00-02202

This deed is made for estate planning purposes and no consideration has been paid heretofore.

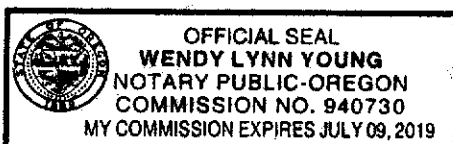
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT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

Dated this 14 day of April March 2016.

Jani K. McPherson
JANI K. McPHERSON

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on March 14, 2016 by Jani K. McPherson.



Wendy Lynn Young
Notary Public for Oregon
My Commission Expires: 7.9.19

BARGAIN AND SALE DEED - 1

EXHIBIT "A"

PARCEL I

Beginning at a point on the South line of the David Arthur Donation Land Claim No. 63, Township 18 South, Range 2 West of the Willamette Meridian, that is 15 feet South 89° 58' East from a stone that is 1634.16 feet South 89° 58' East of the Southwest corner of said Donation Land Claim No. 63; running thence North 0° 26' East 20 feet; thence South 89° 58' East 360 feet; thence North 0° 26' East 2047 feet; thence South 89° 58' East 255.7 feet; thence North 0° 17' East 603.18 feet to a point on the South margin of County Road No. 49; thence East along said margin 20 feet; thence South 0° 17' East 603.18 feet; thence South 89° 58' East 167 feet; thence South 0° 23' West 2067 feet; thence North 89° 58' West 804.3 feet to the point of beginning, in Lane County, Oregon.

EXCEPT THEREFROM the following:

Beginning at a point being South 89° 58' 30" East 2281.79 feet and North 0° 02' East 2066.95 feet from the Southwest corner of the David Arthur and Wife Donation Land Claim No. 63, in Township 18 South, Range 2 West of the Willamette Meridian; thence North 0° 02' East 565.30 feet to the Southerly margin of County Road No. 49, in Section 5, Township 18 South, Range 2 West of the Willamette Meridian; thence along said margin South 89° 12' 30" East 13.78 feet; thence leaving said Southerly margin South 0° 17' East 565.13 feet; thence North 89° 58' 30" West 16.90 feet to the Point of Beginning, in Lane County, Oregon.

ALSO EXCEPTING THEREFROM that portion, if any, lying Easterly of the Boundary Line established by Boundary Line Agreement Recorded January 15, 1975, Reception # 7501937 of Lane County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of the David Arthur Donation Land Claim No. 63, Township 18 South, Range 2 West of the Willamette Meridian; thence North 40.50 chains by County Survey No. 877 to a stone marking the Northwest corner of the land formerly owned by Levi Fridmour; thence East 2447.2 feet to a point; thence South 770.8 feet along an existing property line fence to an iron pipe marking the True Point of Beginning; thence South 0° 24' West 1891.6 feet along a line that falls on or very near an existing property line fence to an iron pipe set in a fence corner and marking the ending point in Lane County, Oregon.

PARCEL II

Beginning at the Northeast corner of HEADLEE, as platted and recorded in Book 63, Page 23, Lane County Oregon Plat Records; thence East 20.31 feet; thence South to a point 20.31 feet East of the Southeast corner of said plat; thence West 20.31 feet to the said Southeast corner; thence North to the point of beginning, in Lane County, Oregon.