

Returned at Counter

2016-003949

Klamath County, Oregon

AFTER RECORDING RETURN TO:

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



04/19/2016 02:10:21 PM

Fee: \$52.00

GRANTOR'S NAME AND ADDRESS:

Robert H. Hart and Sammie F. Hart,
Husband and Wife
3024 Evelyn Avenue
Simi Valley, CA 93063

GRANTEE'S NAME AND ADDRESS:

Robert H. Hart and Sammie F. Hart, as trustees
Of THE HART FAMILY TRUST, utd 08/06/04
3024 Evelyn Avenue
Simi Valley, CA 93063

SEND TAX STATEMENTS TO:

No Change

BARGAIN AND SALE DEED

ROBERT H. HART and SAMMIE F. HART, Husband and Wife, hereinafter referred to as grantor, conveys to **ROBERT H. HART and SAMMIE F. HART, as Trustees of THE HART FAMILY TRUST, utd August 6, 2004**, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

The portion of the N1/2 of the S1/2 of Section 4, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying Westerly of the center thread of Spring Creek, described as follows:

Beginning at a point in the South line of the N1/2 of the S1/2 of said Section 4, 3090 feet West of the Southwest corner of Lot 1, Block 5 (Idlerest) which point is the Southwest corner thereof; thence North 719.8 feet more or less parallel with the West line of said Section 4, which point is the Northwest corner thereof; thence East 610 feet parallel to the North line of the N1/2 of the S1/2 of said Section 4, which point is the Northeast corner thereof; thence South 719.8 feet, more or less, parallel to the West line of said Section 4, which point is the Southeast corner thereof; thence West along the South line of the N1/2 of the S1/2 of said Section 4, 610 feet to the point of beginning.

Tax ID: 3407-00400-01700-000

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 24th day of March, 2016.

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.

2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Robert H. Hart
ROBERT H. HART, Husband

Sammie F. Hart
SAMMIE F. HART, Wife

OF NOTARY _____ SIGNATURE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Ventura

On March 24, 2014 before me, Nicole Rosales Roach

Date

Here Insert Name and Title of the Officer

personally appeared Robert H. Hart and

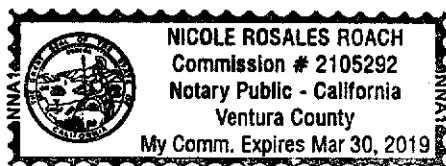
Name(s) of Signer(s)

Samme F. Hart

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Bargain and Sale Deed Document Date: 3/24/14

Number of Pages: 2 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

- ☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____