

2016-004038

Klamath County, Oregon



00185348201600040380030032

04/21/2016 11:23:51 AM

Fee: \$52.00

The Campbell Family Trust

Grantor's Name and Address

Mark and Andra Campbell

1691 Cross Road

Klamath Falls, OR 97603

Grantee's Name and Address

After recording return to:

Mark and Andra Campbell

1691 Cross Road

Klamath Falls, OR 97603

Until a change is requested all tax statements

shall be sent to the following address:

Mark and Andra Campbell

1691 Cross Road

Klamath Falls, OR 97603

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Robert J. Campbell and Joan C. Campbell, Trustees of the Campbell Family Trust dated November 20, 2007,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Mark A. Campbell and Andra L. Campbell, Husband and Wife,

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of **Klamath**, State of Oregon, described as follows, to wit:

See Attached Exhibit 'A'

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

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

Andra Campbell
Returned at Counter

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.

In Witness Whereof, the grantor has executed this instrument this 1 day of April, 2016, if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

The Campbell Family Trust dated November 20, 2007

By: Robt Campbell
Robert J. Campbell, Trustee

By: Joan C. Campbell
Joan C. Campbell, Trustee

State of California } ss
County of Stanislaus

On this 1st day of April, 2016, before me, Tina Glow a Notary Public in and for said state, personally appeared **Robert J. Campbell and Joan C. Campbell, Trustees of the Campbell Family Trust dated November 20, 2007**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Tina Glow
Notary Public for the State of California
Residing at: Oakdale
Commission Expires: May 6, 2018



EXHIBIT 'A'

The E $\frac{1}{2}$ SW $\frac{1}{4}$, W $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 4, Township 40 South, Range 9 East of the Willamette Meridian, in the County of Klamath State of Oregon. EXCEPT any portion lying in lower Klamath Highway, together with a perpetual easement in the now existing laterals in the NW $\frac{1}{4}$ and W $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 9, Township 40 south, Range 9 East of the Willamette Meridian for the purpose of irrigating subject property in Section 4.

Code: 164

Tax Lot No. 1000

Map: 4009-400