

2016-005279

Klamath County, Oregon



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05/19/2016 02:18:13 PM

Fee: \$47.00

After recording, return to:  
 Brandsness, Brandsness & Rudd, P.C.  
 Attorneys at Law  
 411 Pine Street  
 Klamath Falls, OR 97601

Send tax statements to:  
 Mr. and Mrs. Christopher Moudry  
 P.O. Box 446  
 Merrill, OR 97633

## BARGAIN AND SALE DEED

Christopher A. Moudry and Linda A. Moudry, as Grantors, whose address is P.O. Box 446, Merrill, OR 97633, conveys to Christopher A. Moudry and Linda A. Moudry, as Trustees of the Moudry Living Trust dated December 18, 2015, as Grantee, whose address is P.O. Box 446, Merrill, OR 97633, their interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

See "Exhibit A" attached hereto and incorporated by this reference.

The true and actual consideration for this transfer is \$0.00.

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.

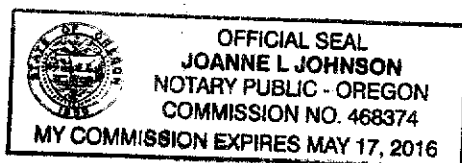
DATED this 16 day of May, 2016.

Christopher A. Moudry

Linda A. Moudry

STATE OF OREGON, County of Klamath) ss.

Personally appeared before me this 16 day of May, 2016, the above-named Christopher A. Moudry and Linda A. Moudry (Grantors), and acknowledged the foregoing instrument to be their voluntary act.



Notary Public for Oregon  
 My Commission expires: May 17, 2016

## EXHIBIT A

All real property lying within the boundaries of the following legal description:

A tract of land situated in the E $\frac{1}{2}$ SE $\frac{1}{4}$  of Section 32 and the W $\frac{1}{2}$ SW $\frac{1}{4}$  of Section 33, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the section corner common to Sections 4 and 5, Township 41 South, Range 11 East of the Willamette Meridian and said Sections 32 and 33; thence Westerly, along the South line of said Section 32, to a point 700.00 feet East of the Easterly right-of-way line of Dodds Hollow Road, as described in Deed Volume 118, Pages 387 to 389 and Commissioners Journal 13, Page 541; thence North, parallel to said Easterly right-of-way line, 275 feet, more or less, to a point on the South line of Deed Volume M82, Pages 8504 and 8505; thence North 10°56'20" West 1054 feet, more or less, to a point on the North line of said Deed Volume M82, Pages 8504 and 8505, from which the Easterly right-of-way line of said Dodds Hollow Road bears South 89°56'45" West 500 feet; thence North 89°56'45" East 1365 feet, more or less, to the Northeast corner of said Deed Volume M82, Pages 8504 and 8505; thence North 00°00'45" West, along the East line of Deed Volume M71, Page 11697, 1334.3 feet, more or less to a point on the East-West center section line of said Section 33; thence North 89°35'00" East 420 feet, more or less to the C-E-W-W 1/256 corner of said Section 33; thence Southerly 2640 feet, more or less to the E-W-W 1/256 corner common to said Sections 33 and 4; thence Westerly 990 feet, more or less to the point of beginning, with bearings based on Recorded Survey No. 880.

TOGETHER WITH: A 60 foot easement, for ingress and egress, adjacent to and Northerly of the South line of said Deed Volume M82, Pages 8504 and 8505, from the Westerly line of this description to the Easterly right-of-way line of Dodds Hollow Road and an easement for an existing irrigation pump, near the Southwest corner of the adjacent property to the West and the mainline as it now exists.

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