

2016-005773

Klamath County, Oregon



00187417201600057730020028

06/02/2016 03:13:51 PM

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 Klamath County, Oregon, which is more particularly described as follows:

The NE $\frac{1}{4}$  NW $\frac{1}{4}$  of Section 5, Township 40 South, Range 9 East of the Willamette Meridian, EXCEPTING therefrom a portion of said Section 5, being more particularly described as follows: Beginning at a point on the North line of said Section 5, from which the North  $\frac{1}{4}$  corner of said Section 5 bears N 89° 33' 51" East, 595.38 feet; thence S 05° 02' 14" East, 522.46 feet to a point; thence S 87° 15' 54" East, 50.51 feet to a point marked with a 5/8" iron pin; thence S 87° 15' 54" East, 433.38 feet to a point marked with a 5/8" iron pin; thence N 29° 41' 17" East, 107.62 feet to a point marked with a 5/8" iron pin; thence S 89° 51' 09" East, 11.65 feet to a point on the North-South  $\frac{1}{4}$  Section line; thence N 00° 08' 59" East 454.60 feet to the Northeast corner of said NE $\frac{1}{4}$  NW $\frac{1}{4}$ ; thence S 89° 33' 51" West 595.38 feet to the point of beginning. EXCEPTING therefrom any portion of the above-described parcel lying within the limits of roads or highways. Bearings based on Property Line Adjustment 3-13 filed June 17, 2013.

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

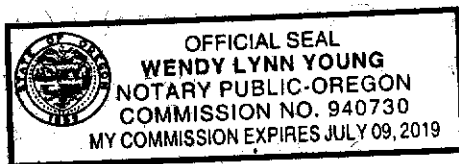
195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

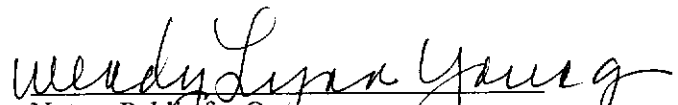
Dated this 2 day of June 2016.

  
JANI K. McPHERSON

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on June 2, 2016 by Jani K. McPherson.



  
Notary Public for Oregon  
My Commission Expires: 7.9.19