

2016-007174

Klamath County, Oregon

07/06/2016 12:04:43 PM

Fee: \$52.00

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

Shane J. Antholz
Hornecker Cowling LLP
14 N. Central Ave., Ste. 104
Medford, OR 97501

**UNTIL A CHANGE IS REQUESTED
SEND ALL TAX STATEMENTS TO:**

Martin R. Tice
213 Mariposa Terrace
Medford, OR 97504

GRANTEE:

Martin R. Tice, Trustee
Tice Family Trust, dated February 26, 1990
213 Mariposa Terrace
Medford, OR 97504

BARGAIN AND SALE DEED

FOR VALUE RECEIVED, **Martin R. Tice, Affiant and Claiming Successor of the Estate of Raymond Solamon Tice under that certain AFFIDAVIT OF CLAIMING SUCCESSOR OF SMALL ESTATE OF TESTATE ESTATE filed in Klamath County Circuit Court as Case No. 16PB01939**, as *Grantor*, does hereby grant, bargain, sell and convey unto, **Martin R. Tice, Trustee of the Tice Family Trust, dated February 26, 1990**, as *Grantee*, all of Raymond Solamon Tice's interest in that certain real property located in Klamath County, Oregon, and more particularly described as follows:

See Exhibit "A" attached hereto and made a part hereof.

TOGETHER WITH all improvements, easements, hereditaments and appurtenances thereto, and subject to such rights, easements, covenants, restrictions and zoning regulations as appear of record or based upon the premises.

The consideration for this transfer is ZERO DOLLARS. This transfer is being made pursuant to the administration of the above-referenced small estate proceeding following the death of Raymond Solamon Tice.

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

EXHIBIT "A"

A tract of land situated in the North half of Lot 6 Section 12 Township 38 South, Range E.W.M., and being more particularly described as follows: Beginning at a point on the South line of the North half of Lot 6 from which the iron pipe marking the Southeast corner of said North half of Lot 6 bears South $89^{\circ}54'1/2''$ East 1592.45 feet distant; thence North $0^{\circ}05'1/2''$ East 202.76 feet to the true point of beginning of this description; thence North $89^{\circ}54'1/2''$ West 331.56 feet to the high water line of Upper Klamath Lake; thence North $8^{\circ}49'20''$ West along the shore line of Upper Klamath Lake 86.02 feet; thence South $89^{\circ}54'1/2''$ East 344.89 feet; thence South $0^{\circ}05'1/2''$ West 85.00 feet to the point of beginning.

Subject to an easement 20 feet in width for ingress and egress to lands which lie North of the above described premises, the centerline of which said easement is described as follows: Beginning at a point on the South line of the above described tract from which the Southeast corner of North half of Lot 6 Section 12 Twp. 38 S., R. 8 E.W.M. bears South $18^{\circ}20'20''$ East 213.73 feet and South $89^{\circ}54'1/2''$ East 1303.0 feet distant; thence North $18^{\circ}20'20''$ West 89.6 feet, more or less, to the North line of aforesaid described parcel.