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

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, Grantor has hereunto subscribed his name to this instrument effective the <u>5</u> day of July, 2016.

GRANTOR:

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

STATE OF OREGON)

) ss.

County of Jackson

On this day of July, 2016, before me, the undersigned Notary Public in and for said State, personally appeared Martin R. Tice, personal known to me or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

OFFICIAL STAMP

M. DIEDRE WILTON-KUNA

NOTARY PUBLIC-OREGON
COMMISSION NO. 475266A

MY COMMISSION EXPIRES FEBRUARY 03, 2017

Notary Public for the State of Oregon

My Commission Expires:_

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EXHIBIT "A"

A tract of land situated in the North half of Lot 6 Section 12 Township 38 South, Range 2 LW.W. and being more particularly described as follows: Beginning at a lint on the South line of the North half of Lot 6 from which the iron pipe marking the Southeast corner of lid North half of Lot 6 bears South 89°54 1/2' East 1592.45 feet distant; thence North 0°(1/2' East 202.76 feet to the true point of begin incontains description; thence North 89°54 1/2! West 33156 feet to the high water line of liper Klamath Take; thence North 8°49'20" West a rg the shore line of Upper Klamath Lake 86.02 feet; thence South 89°54 1/2' East 344.89 feet; tence South 89°54 1/2' East 344.89 feet; tence South 89°54 1/2' East 344.89 feet;

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 Southast corner of North half of Lot 6 Section 12

Two: 38 S. 3.8 E.W.M. bears South 18°20'..."

East 213.73 feet and South 89°54 1/2' East 1303.0 feet distant; thence North 18°20'20" West 89.6 feet more or less; to the North line of aforesaid described parcel.