2016-007175

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 213 Mariposa Terrace Medford, OR 97504

BARGAIN AND SALE DEED

FOR VALUE RECEIVED, Martin R. Tice, Trustee of the Tice Family Trust, dated February 26, 1990, as *Grantor*, does hereby grant, bargain, sell and convey unto, Martin R. Tice, an individual, as *Grantee*, all of Grantor'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 Tice Family Trust, dated February 26, 1990, 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.

GRANTOR:

Martin R. Tice, Trustee of the Tice Family Trust,

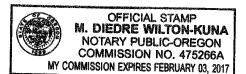
dated February 26, 1990

STATE OF OREGON)

ss.

County of Jackson

On this On the On the



Notary Public for the State of Oregon

My Commission Expires:

H:\USER\FILES\24587A\Ray Tice SEA (2016)\Klamath County Deed RT2.docx

EXHIBIT "A"

A tract of Tand situated in the North half of Lot 64 Section 12 Township 38 South, Range E.W.M., and being more particularly described in the South 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 and 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 beginning of this description; thence North 89°54 1/2' West 31 56 feet to the high water line of per Klamath Dake; thence North 8°49'20" West alog the shore line of Upper Klamath Lake 86.02 feet; thence South 89°54 1/2' East 344.89 feet; cence South 0°051/2' 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

Sibject to an easement 20 feet in width for ingress and egress to lands which lie North of the above described premises, the centerling 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

Twp 138 S. 3 8 E.W.M. bears South 18°20'10"

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.