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07/26/2016 01:12:52 PM

Fee: \$52.00

## AFTER RECORDING, RETURN TO:

William M. Ganong  
Attorney at Law  
514 Walnut Avenue  
Klamath Falls OR 97601

## SEND TAX STATEMENTS TO:

Ralph Daniel Stearns, Trustee  
Post Office Box 434  
Merrill OR 97633

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BARGAIN AND SALE DEED

Ralph Daniel Stearns, as Trustee of the Stearns Family Trust, Dated October 14, 1999, Grantor, conveys unto Ralph Daniel Stearns, as Trustee of the Ralph Daniel Stearns Trust, Dated July 22, 2016, and his successors in Trust, Grantees, the Trust's interest in the real property in Klamath County, Oregon, which is more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference.

Klamath County Assessor's Parcel No. R-4110-01000-00300-000  
and Property ID Number R 101561

More commonly referred to as 22845 Merrill Pit Road, Merrill, Oregon 97633

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, 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,

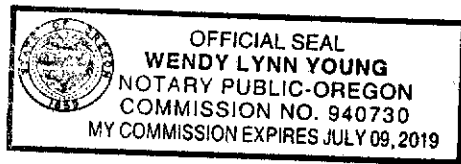
OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009,  
AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 22 day of July 2016.

Ralph Daniel Stearns  
Ralph Daniel Stearns, Trustee

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on July 22, 2016 by Ralph Daniel Stearns in his capacity as Trustee of the Stearns Family Trust, Dated October 14, 1999.



Wendy Lynn Young  
Notary Public for Oregon  
My Commission Expires: 7.9.19

EXHIBIT "A"

A tract of land situated in the NE $\frac{1}{4}$  of Sec. 10, Twp. 41 S., R. 10 E.W.M., Klamath County Oregon, more particularly described as follows: Beginning at the North one fourth corner of said Section 10, said point being monumented by a 1" x 30" iron pin at the intersection of the County roads as established in 1906 and described in Commissioners Journal IV, pages 197 and 225, Klamath County Records; thence South 89°18'00" East along the centerline of the County road marking the North line of said Section 10 as described in said road records a distance of 299.24 feet to a 5/8" x 30" iron pin; thence South 11°06'10" East a distance of 610.36 feet to a 5/8" x 30" iron pin; thence South 09°36'40" East a distance of 594.00 feet to a 5/8" x 30" iron pin in an existing fence line; thence South 22°57'50" East following said fence line a distance of 814.80 feet to a 5/8" x 30" iron pin; thence following said fence line South 44°26'40" East to the East-West centerline of said Section 10; thence Westerly along the East-West centerline of said Section 10 to the center one-fourth corner of said Section 10; thence Northerly along the North-South centerline of said Section 10 to the point of beginning. SAVING AND EXCEPTING therefrom that portion conveyed to Klamath County for road purposes by deed recorded May 3, 1906, in Volume 20, of Deeds, page 94, Records of Klamath County, Oregon.

SUBJECT TO: Real property taxes for the 1967-68 tax year which are now a lien but not yet payable; Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, easements and water and irrigation rights in connection therewith; Any existing easements for canals, ditches, flumes or other water and irrigation rights; Rights of the public in and to that portion of property described herein, lying within boundaries of public roads, highways and/or canals; Rules, regulations, liens and assessments, contracts, right of way, easements, and any and all obligations created or imposed upon or affecting said premises by the Klamath Basin Improvement District, a corporation; Any unpaid charges or assessments of Klamath Basin Improvement District; Grant of Right of Way, including the terms and provisions thereof, recorded May 24, 1950, in Deed Volume 239 page 123, records of Klamath County, Oregon.