



00190009201600078940040042

07/26/2016 01:22:33 PM

Fee: \$57.00

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, as Trustee of the John L. McPherson Trust Dated March 17, 2016, Grantor, conveys unto McPherson Properties, LLC, Grantee, all of the title held by Grantor as Trustee of said Trust in and to the following-described real property located in Klamath County, Oregon, more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference.

Klamath County Assessor's Parcel Nos. R-4009-00500-00300, 00400,  
00500, 00900, and 00100; R-4009-00900-01000-000;  
R-4009-00800-00400-000, and 00800; R-4009-01700-00400-000; and  
R-4009-00800-00100-000

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,

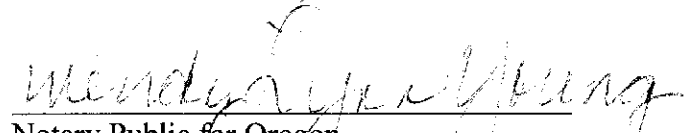
OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

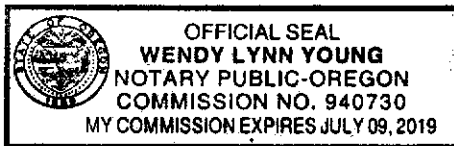
Dated this 19 day of July 2016.

  
JANI K. McPHERSON, Trustee

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on July 19, 2016 by Jani K. McPherson, in her capacity as Trustee of the John L. McPherson Trust Dated March 17, 2016.

  
Notary Public for Oregon  
My Commission Expires: 7-9-19



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**Parcel 1:**

The NE1/4, NW1/4 of SE1/4, S1/2 of NW1/4, N1/2 of SW1/4 of Section 5, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; EXCEPT a tract of land situated in the NE1/4 of Section 5, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin marking the North one-quarter corner of said Section 5, which point is on the centerline of the Old Midland County Road; thence South along an old existing fence line and fence line extended (said line being the one-quarter section line as described in Deed Volume 326 at page 411 of Klamath County Deed Records) a distance of 1,363 feet to an old fence post; thence South 88°41'42" East (East by said Deed Record) 465.00 feet to a one-half inch iron pipe; thence North 71°52'00" West 303.76 feet to a steel fence post; thence North 52°33'00" East 237.03 feet to a steel fence post; thence North 25°14'00" West 143.78 feet to a steel fence post; thence North 18°26'00" East 192.44 feet to a steel fence post; thence North 28°03'00" East 472.17 feet to a steel fence post; thence North 47°49'00" East 463.30 feet to a steel fence post; thence continuing North 47°49'00" East 151.09 feet to a 1/2 inch iron pin in the centerline of said County Road; thence South 89°36'55" West (West by said Deed Record) a distance of 948.31 feet to the point of beginning.

The bearing of the above described tract of land are based on the said one-quarter section line as being South.

ALSO EXCEPTING the S1/2 NE1/4 NE1/4 and the N1/2 SE1/4 NE1/4 of Section 5, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

**Parcel 2:**

The South 150 feet of the N1/2 SE1/4 NE1/4 of Section 5 Township 40 South, Range 9 East of the Willamette Meridian. SAVING AND EXCEPTING a parcel of land situate in the NE1/4 of Section 5, more particularly described as follows: Commencing at the Southeast corner of the N1/2 SE1/4 NE1/4 of said Section 5; thence North 00°22'00" West along the East line of said Section 5, 150.00 feet to the point of beginning for this description; thence leaving said section line South 89°48'00" West 739.34 feet; thence South 81°17'43" East along a fence, 247.78 feet; thence North 87°28'53" East along a fence, 176.47 feet; thence South 88°12'35" East along a fence, 168.39 feet; thence North 82°51'26" East along a fence and the Easterly extension thereof, 151.09 feet to a point on the Easterly line of said Section 5; thence North 00°22'00" West along said section line, 18.80 feet to the point of beginning.

**Parcel 3:**

A parcel of land situate in the NE1/4 of Section 5, Township 40 South, Range 9 East of the Willamette Meridian, being more particularly described as follows: Commencing at the Southeast corner of the N1/2 SE1/4 NE1/4 of said Section 5; thence North 00°22'00" West along the East line of said Section 5, 150.00 feet; thence leaving said section line South 89°48'00" West 739.34 feet to the point of beginning for this description; thence North 81°17'43" West along a fence, 25.39 feet; thence North 79°48'21" West, along a fence, 172.97 feet to the end of fence; thence North 78°54'42" West, 125.00 feet; thence North to a point on the North line of the S1/2 NE1/4 NE1/4 of said Section 5; thence West along said North line to the Northwest corner of the S1/2 NE1/4 NE1/4; thence South along the West line of the E1/2 NE1/4 of said Section 5 to a point which is 150.0 feet North of the Southwest corner of the N1/2 SE1/4 NE1/4; thence South 89°48'00" East, 580.66 feet to the point of beginning.

PARCEL NO. 4

The NE $\frac{1}{4}$ SE $\frac{1}{4}$  Section 8, Township 40 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, AND the N $\frac{1}{4}$ SW $\frac{1}{4}$  and NW $\frac{1}{4}$ SE $\frac{1}{4}$  Section 9, Township 40 South, Range 9 East of the Willamette Meridian, ALSO a parcel of land being a strip of land 40 feet in width lying along the full length of the East side of the NE $\frac{1}{4}$  of Section 8, Township 40 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Reserving unto Grantors an easement for road purposes in common with Grantees, described as follows:

40 feet in width lying along the full length of the East side of NE $\frac{1}{4}$  Section 8, Township 40 South, Range 9 East of the Willamette Meridian; 40 feet in width lying along the full length of the North side of the NE $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 8; and 40 feet in width lying along the West side of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ , running from the Northerly boundary of said NE $\frac{1}{4}$ SE $\frac{1}{4}$  to the South boundary of the existing road; and 40 feet in width running in a Southeasterly direction along the existing road located in the NE $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 8, to the South boundary of said NE $\frac{1}{4}$ SE $\frac{1}{4}$ .

PARCEL NO. 5

Lot 6, Section 8, Township 40 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL NO. 6

The W $\frac{1}{2}$ NW $\frac{1}{4}$ , SE $\frac{1}{4}$ NW $\frac{1}{4}$ , Lots 7, 8, 9, 10, 11 and 12, Section 17, Township 40 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL NO. 7

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 N89° 33' 51" East, 595.38 feet; thence S05° 02' 14" East, 522.46 feet to a point; thence S87° 15' 54" East, 50.51 feet to a point marked with a 5/8" iron pin; thence S87° 15' 54" East, 433.38 feet to a point marked with a 5/8" iron pin; thence N29° 41' 17" East, 107.62 feet to a point marked with a 5/8" iron pin; thence S89° 51' 09" East, 11.65 feet to a point on the North-South  $\frac{1}{4}$  Section line; thence N00° 08' 59" East 454.60 feet to the Northeast corner of said NE $\frac{1}{4}$  NW $\frac{1}{4}$ ; thence S89° 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.