

2016-008052

Klamath County, Oregon



00190187201600080520030033

07/29/2016 10:27:23 AM

Fee: \$52.00

AFTER RECORDING, RETURN TO:

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

SEND TAX STATEMENTS TO:

David Paul Harmon
Lesly Nan Harmon
Post Office Box 355
Keno OR 97627

BARGAIN AND SALE DEED

Lesly Nan Harmon, as Trustee of the Ernest C. Peterson and Nannie M. Peterson Revocable Living Trust, Grantor, conveys unto Lesly Nan Harmon and David Paul Harmon, husband and wife, 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-4008-006BA-00200-000 and
Property ID Number 621928

More commonly referred to as 11223 White Goose Drive, Keno, Oregon.

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,

BARGAIN AND SALE DEED - 1

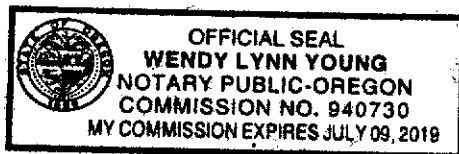
OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009,
AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 28 day of July 2016.


Lesly Nan Harmon, Trustee

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on July 28, 2016 by Lesly Nan Harmon
in her capacity as Trustee of the Ernest C. Peterson and Nannie M. Peterson Revocable Living
Trust.



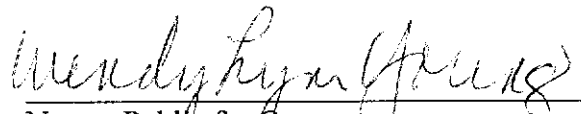

Notary Public for Oregon
My Commission Expires: 7-9-19

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 5, Block 35, FIFTH ADDITION TO KLAMATH RIVER ACRES, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM the following described parcel of land situated in Section 6, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a 5/8 inch iron pin on the West line of Government Lot 4 of said Section 6 from which the Northwest corner of said Government Lot 4 bears North 00 degrees 03' 57" West along said West Government Lot line, 405.00 feet; thence North 56 degrees 35' 42" East, 433.93 feet to the mean high water line of the Klamath River; thence South 30 degrees 27' 21" East along said mean high water line 19.89 feet; thence leaving said mean high water line South 58 degrees 15' 58" West 437.76 feet to said West line of Government Lot 4; thence North 00 degrees 03' 57" West along said West line of Government Lot 4, 8.50 feet to the point of beginning, lying within the Northerly portion of Lots 5, 6 and 7 of Block 35 of Tract No. 1081, Fifth Addition to Klamath River Acres.