

2016-008877

Klamath County, Oregon

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODU



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08/22/2016 11:33:00 AM

Fee: \$47.00

John C. Lansdowne

PO Box 361

Bly, OR 97622

Grantor's Name and Address

John C. Lansdowne, Trustee

PO Box 361

Bly, OR 97622

Grantee's Name and Address

After recording, return to (Name and Address):

John C. Lansdowne

PO Box 361

Bly, OR 97622

Until requested otherwise, send all tax statements to (Name and Address):

John C. Lansdowne

PO Box 361

Bly, OR 97622

SPACE RESERVED
FOR
RECORDER'S USE

BARGAIN AND SALE DEED - STATUTORY FORM

John C. Lansdowne (fka Jack E. Lansdowne)

_____, Grantor,
conveys to John C. Lansdowne, Trustee of the JOHN C. LANSDOWNE LIVING TRUST_____, Grantee,
the following real property situated in Klamath County, Oregon:

See attached EXHIBIT A-1.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The true consideration for this conveyance is \$-0- (Here, comply with the requirements of ORS 93.030.)

However, the actual consideration consists of or includes other property or value given or promised which includes the whole consideration.

DATED AUG 11, 2016 : any signature on behalf of a business or other entity is made with the authority of that entity.

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.

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on

by JOHN C. LANSDOWNE

This instrument was acknowledged before me on

by

as

of



OFFICIAL SEAL
LARRY E DACUS
NOTARY PUBLIC - OREGON
COMMISSION NO. 478354
MY COMMISSION EXPIRES MAY 19, 2017

Notary Public for Oregon
My commission expires 5/19/17

EXHIBIT A-1

A parcel of land in the N 1/2 of the NE 1/4 of Section 3, Township 37 South, Range 14 East of the Willamette Meridian, being more particularly described as follows:

Beginning at the Northeast corner of Lot 1, Block 7, of Bly, Oregon, a recorded subdivision in Klamath County; thence South 1° 13' West 116.5 feet; thence South 88° 47' East (record South 88° 20' East) 120 feet to the Northwest corner of the property described in M73, Page 350, of the Klamath County Deed Records, which is the true point of beginning; thence South 88° 47' East (record South 88° 20' East) along the property described in M73, Page 350, and M66, Page 5911, 142.03 feet; thence South 66° 43' East 8.60 feet to the Northeast corner of the property described in M66, Page 5911; thence North 23° 17' East 8.25 feet; thence North 66° 43' West 10.21 feet; thence North 88° 47' West (record North 88° 20' West) 143.64 feet; thence South 1° 13' West 8.25 feet to the point of beginning.