

TAX STATEMENTS:

Christopher C. Boivin
612 Conger Avenue
Klamath Falls, OR 97601

2016-009846

Klamath County, Oregon

09/16/2016 11:49:00 AM

Fee: \$52.00

AFTER RECORDING, RETURN TO

Foster Denman, LLP
P.O. Box 1667
Medford, OR 97504


BARGAIN AND SALE DEED

KATHLEEN R. BOIVIN, Trustee of the KATHLEEN R. BOIVIN 2006 TRUST, Grantor, conveys to CHRISTOPHER C. BOIVIN, Grantee, the real property located in Klamath County, Oregon, more particularly described on Exhibit "A attached hereto and made a part hereof.

The true consideration for this conveyance in terms of dollars is a Gift.

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

DATED: September 13, 2016.


KATHLEEN R. BOIVIN, Trustee of the KATHLEEN R. BOIVIN
2006 TRUST

~~State of California
County of Del Norte~~

~~On _____, 2016, before me, _____, personally appeared KATHLEEN R. BOIVIN, Trustee of the KATHLEEN R. BOIVIN 2006 TRUST, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.~~

~~I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.~~

~~WITNESS my hand and official seal.~~

~~Signature _____~~

See Attached Acknowledgement

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

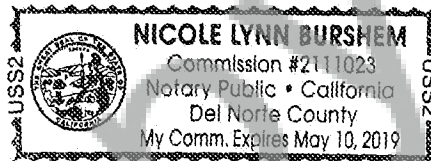
County of DEL NORTE

On September 13, 2016 before me, NICOLE LYNN BURSHEM, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared Kathleen R. Boivin
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Nicole Lynn Bursheim (Seal)

Nicole Lynn Bursheim, Notary Public

ATTACHED TO: Bargain & Sale Deed, 2 pages, signed 9/13/16

EXHIBIT "A"

That real property situated in the County of Klamath, State of Oregon, described as follows:

PARCEL A:

A tract of land situated in the SW¼NW¼ of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

Beginning at a chiseled cross on a stone monument buried in the ground, said stone being North 41° East a distance of 1094 feet, more or less, by record from the one-fourth corner common to Sections 31 and 32, Township 38 South, Range 9 East of the Willamette Meridian, and from which stone monument a nail in a tree bears South 33°53' East a distance of 18.46 feet, the center insulator on an electric transmission tower bears North 86°30' West and power pole K 4754 bears North 59°11' East; thence South 37°29'10" East a distance of 206.81 feet to a one-half inch iron pipe set in concrete on the southerly edge of the Barnhisel entrance road, said point being the True Point of Beginning of the description and from which said point a spike in the base of a tree bears North 30°48' West a distance of 19.40 feet; thence South 07°10'00" West a distance of 111.11 feet to a one-half inch iron pipe set in concrete from which the corner of a house foundation bears North 69°41' East a distance of 18.19 feet and the center of a sewer manhole cover is 30.9 feet distant; thence South 44°24'20" West a distance of 164.86 feet to a one-half inch iron pipe set in concrete, from which the center of a sewer manhole cover bears North 51°30' West a distance of 26.55 feet; thence North 55°27' West 83.00 feet to a one-half inch iron pin; thence North 47°31' East 267.92 feet to the True Point of Beginning, containing 16.377 square feet together with any land lying between Link River and the South westerly end of the above described property and with bearings based on recorded survey number 1276.

PARCEL B:

An undivided one-third (1/3) interest in the following described real property:

A private road right-of-way situated in the SW¼NW¼ of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

Beginning at a chiseled cross on a stone monument buried in the ground, said stone being North 41° East a distance of 1094 feet, more or less, by record from the one-fourth corner common to Sections 31 and 32, Township 38, South, Range 9 East of the Willamette Meridian, and from which stone monument a nail in a tree bears South 33°53' East a distance of 18.40 feet, the center insulator on an electric transmission tower bears North 86°30' West and power pole K 4754 bears North 59°11' East; thence South 37°29'10" East a distance of 206.81 feet to a one-half inch iron pipe set in concrete on the southerly edge of the Barnhisel entrance road, said point being the True Point of Beginning of this description and from which said point a spike in the base of a tree bears North 30°48' West a distance of 19.40 feet; thence South 47°31' West 230.92 feet to a one-half inch iron pin; thence North 42°29' West 18.00 feet to a one-half inch iron pin; thence North 47°31' East 235.25 feet to a one-half inch iron pin; thence North 69°39' East 52.37 feet to a one-half inch iron pin on the Northerly line of the Barnhisel property; thence South 52°00' East along said line 28.00 feet to a one-half inch iron pin; thence South 74°34' West 64.53 feet to the true point of beginning; with the bearings of the above description based on recorded survey number 1276.