

2016-009929

Klamath County, Oregon



00192507201600099290020023

09/20/2016 08:45:42 AM

Fee: \$67.00

After recording return to:

Brooks Cooper
Draneas & Huglin, PC
4949 Meadows Road, Suite 400
Lake Oswego, 97035

Send Tax Statements to:

Robert Spradlin
PO Box 444
Homeland, Ca 92548

Tax parcel numbers: R-3811-V3600-00400-000 and R-3811-V3600-00500-000

BARGAIN AND SALE DEED

Robert Spradlin, Successor Trustee of the Walker Living Trust, u/a/d December 15, 1995 and amended March 31, 2005, Grantor, conveys to Stephen Walker, Grantee, all of the Grantor's right, title and interest in the real property located in Klamath County, Oregon and described as follows:

LEGAL DESCRIPTION

Parcel 1:

The N1/2SW1/4SW1/4, NW1/4SW1/4, and the SW1/4NW1/4, lying South of the Dairy-Bonanza Highway EXCEPT THAT PORTION LYING South of the existing Horsefly Irrigation Ditch, and EXCEPTING FROM THE ENTIRE PARCEL a strip of land 20 feet in width for roadway off the East side, all in Section 36, Township 38 South, Range 11 1/2 East of the Willamette Meridian. AND ALSO EXCEPTING A Tract of land situate in the SW1/4NW1/4 Section 36, Township 38 South, Range 11 1/2 East of the Willamette Meridian, being more particularly described as follows:

Beginning at an iron pin in the Southwesterly right of way fence of the Dairy-Bonanza Highway from which the iron pin marking the Northwest corner of the SW1/4NW1/4 Section 36, Township 38 South, Range 11 1/2 East of the Willamette Meridian bears North 37°40' West 1043.5 feet distant: said pin being also 35.0 feet from the center of said Dairy-Bonanza Highway: thence South 60°43' East along the said right of way fence of said Dairy-Bonanza Highway 298.36 feet to an iron pin; thence at right angles South 29° 17' West 146.0 feet to an iron pin; thence North 60°43' West parallel to said right of way 298.36 feet; thence North 29°17' East 146.0 feet to the point of beginning. Said parcel contains 1.0 acres, more or less.

Parcel 2:

A Tract of land situate in the SW1/4NW1/4 Section 36, Township 38 South, Range 11 1/2 East of the Willamette Meridian, being more particularly described as follows:

Beginning at an iron pin in the Southwesterly right of way fence of the Dairy-Bonanza Highway from which the iron pin marking the Northwest corner of the SW1/4NW1/4 Section 36, Township 38 South, Range 11 1/2 East of the Willamette Meridian bears North 37°40' West 1043.5 feet distant: said pin being also 35.0 feet from the center of said Dairy-Bonanza Highway: thence South 60°43' East along the said right of way fence of

said Dairy-Bonanza Highway 298.36 feet to an iron pin; thence at right angles South 29° 17' West 146.0 feet to an iron pin; thence North 60°43' West parallel to said right ofway 298.36 feet; thence North 29° 17' East 146.0 feet to the point of beginning. Said parcel contains 1.0 acres, more or less
The true and actual consideration for this conveyance is \$0.

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.

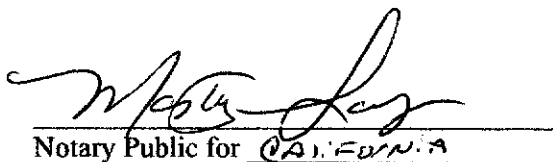
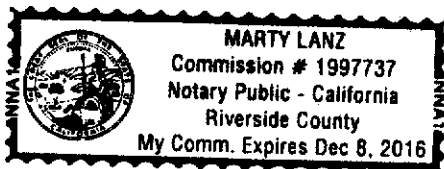
DATED: 9-1-16, 2016.



Robert Spradlin, Successor Trustee of the Walker Living Trust

STATE OF CALIFORNIA)
) ss.
County of Riverside)

On this 1st day of September, 2016, the above named Robert Spradlin, Successor Trustee of the Walker Living Trust, acknowledged the foregoing instrument to be his voluntary act and deed.



Notary Public for CALIFORNIA