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10/25/2016 01:22:54 PM

Fee: \$52.00

After Recording Return To:

David E. Petersen  
Merrill O'Sullivan, LLP  
805 SW Industrial Way, Suite 5  
Bend, Oregon 97702

Until a change is requested, send tax statements to:

James and Sherry Bellet, Trustees  
2346 Nile Street  
Klamath Falls, Oregon 97603

**STATUTORY BARGAIN AND SALE DEED**

James J. Bellet and Sherry A. Bellet, as tenants by the entirety, Grantors, hereby convey to James Bellet and Sherry Bellet, Co-Trustees, or Successor, U/D/T dated October 14, 2016, F/B/O the James and Sherry Bellet Joint Trust, as may be amended, Grantee, the following-described real property:

See Attached Exhibit A.

The above-described property is free of encumbrances except all covenants, conditions, restrictions and/or easements and any other items of record, if any, as of the date of this deed, including those shown on any recorded plat or survey, and those shown below, if any.

The consideration for this transfer is other value given or promised.  
This deed is given for estate planning purposes.

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,

STATUTORY BARGAIN AND SALE DEED – PAGE 1 OF 3

MERRILL O'SULLIVAN, LLP

805 SW INDUSTRIAL WAY, SUITE 5  
BEND, OREGON 97702  
541-389-1770

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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.

By execution of this instrument, Grantors certify that they are not "foreign persons" as that term is defined in the Internal Revenue Code, Section 1445.

James J. Bellet  
JAMES J. BELLET

Dated: October 14, 2016

Sherry A. Bellet  
SHERRY A. BELLET

Dated: October 14, 2016

STATE OF OREGON                     )  
  ) ss.  
County of Klamath                     )



This Statutory Bargain and Sale Deed was acknowledged before me on this 14<sup>th</sup> day of October, 2016, by JAMES J. BELLET.

mmonteith  
Notary Public for Oregon

STATE OF OREGON                     )  
  ) ss.  
County of Klamath                     )



This Statutory Bargain and Sale Deed was acknowledged before me on this 14<sup>th</sup> day of October, 2016, by SHERRY A. BELLET.

mmonteith  
Notary Public for Oregon

## EXHIBIT A

All that part of the North one-half of Tract 30, and all that part of Tracts 31 and 32 of ALTAMONT SMALL FARMS in Section 15, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying Southwesterly of a line parallel with and distant 100 feet Southwesterly measured at right angles from the center line of the main track of the railway of the Great Northern Railway Company as now located and constructed, said center line being more particularly described as follows:

Beginning at a point on the Northerly boundary of said Section 15, distant 412.2 feet Easterly from the Northwest corner thereof; thence Southeasterly along a straight line making a Southeasterly included angle of  $41^{\circ}02'$  with said Northerly boundary, a distance of 6,629.8 feet, more or less, to an intersection with the Easterly boundary of said Section 15, at a point distant 926.4 feet Northerly from the Southeast corner thereof.

SAVING AND EXCEPTING from the above-described premises, that portion thereof conveyed by the Great Northern Railway Company to Klamath County, a political subdivision of the State of Oregon, by deed dated October 12, 1942, recorded September 11, 1944, in Book 168 at page 557, Deed Records of Klamath County, Oregon.

FURTHER EXCEPTING all that part of Tracts 30, 31 and 32 of ALTAMONT SMALL FARMS lying between the Southwesterly right of way line of the Great Northern Railway Company and a line parallel with and distant 25 feet Southeasterly measured at right angles, from said Southwesterly right of way line.