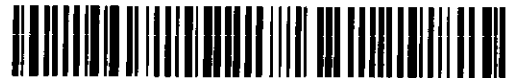


2016-011713

Klamath County, Oregon



00194605201600117130020024

11/01/2016 03:31:10 PM

Fee: \$47.00

Returned at Counter

GEORGE M WARNER
1140 MADISON STREET
KLAMATH FALLS, OR 97603

Grantor's Name and Address

GEORGE M WARNER
1140 MADISON STREET
KLAMATH FALLS, OR 97603

Grantee's Name and Address

After recording, return to (Name and Address):

GEORGE M WARNER
PMB 260 3939 SOUTH 6TH STREET
KLAMATH FALLS, OR 97603

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

(GEORGE MORLEY WARNER AND NANCY
EMERY WARNER.) ~~1140 MADISON~~
PMB 260, 3939 SOUTH 6TH ST
KLAMATH FALLS, OR 97603

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that GEORGE M WARNER AND NANCY EMERY WARNER

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto GEORGE MORLEY WARNER AND NANCY EMERY WARNER, CO-TRUSTEES UJT DATED AUG 24 1989
FIDUCIARY THE WARNER FAMILY TRUST
hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows (legal description of property):

SEE EXHIBIT A WHICH IS MADE A PART HERE OF
BY THIS REFERENCE

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.^① However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration.^② (The sentence between the symbols ^①, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on NOVEMBER 1 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.

George M Warner
Nancy Emery Warner

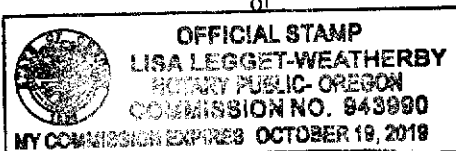
STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on 11/1/16
by George M. Warner and Nancy Emery Warner

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Lisa Legget-Weatherby
Notary Public for Oregon
My commission expires 10/19/19

LEGAL DESCRIPTION

"EXHIBIT A"

EXHIBIT "A" LEGAL DESCRIPTION

A portion of that parcel of land recorded in Volume 272 at page 359, Deed Records of Klamath County, Oregon, described therein as the East Half of Tract 72, FAIR ACRES SUBDIVISION NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPT THEREFROM that portion more particularly described as follows:

Beginning at a 1/2 inch iron pipe marking the most Northeasterly corner of said Tract 72 of Fair Acres Subdivisions No. 1; thence South along the East Boundary of same, a distance of 137.17 feet to a 1/2 inch iron pipe; thence South 89° 50 1/2' West parallel with the North boundary of said Tract 179.33 feet, to a 1/2 inch iron pipe; thence North parallel with aforesaid East boundary 64.45 feet to a 1/2 inch iron pipe; thence South 89° 50 1/2' West parallel with aforesaid North boundary of said Tract a distance of 479.67 feet to a 1/2 inch iron pipe on the West boundary of the East half of aforesaid Tract 72; thence North 0° 11 1/2' East along said West boundary to a 1/2 inch iron pipe marking the Northwest corner thereof; thence North 89° 50 1/2' East along the North boundary of said Tract, 658.76 feet, more or less, to the point of beginning.

TOGETHER WITH a driveway easement as set forth in Agreement recorded April 7, 1987 in Volume M87, page 5812, Microfilm Records of Klamath County, Oregon.

And ALSO TOGETHER WITH an access easement described in Warranty Deed recorded May 17, 1973 in Volume M73, page 6007, Microfilm Records of Klamath County, Oregon.