

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

2016-011879

Klamath County, Oregon



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11/07/2016 12:57:56 PM

Fee: \$47.00

Returned at Counter

Clifford and Diana Warrick
333 Sunset Beach Road
Klamath Falls, OR 97601

Grantor's Name and Address

Warrick Revocable Trust
333 Sunset Beach Road
Klamath Falls, OR 97601

Grantee's Name and Address

After recording, return to (Name and Address):

Warrick Revocable Trust
333 Sunset Beach Road
Klamath Falls, OR 97601

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

Warrick Revocable Trust
333 Sunset Beach Road
Klamath Falls, OR 97601

SPACE RESERVED
FOR
RECORDER'S USE

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Clifford J Warrick and Diana P Warrick

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Clifford Jay Warrick and Diana Puccetti Warrick trustees of the*

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):

*Clifford Jay Warrick and Diana Puccetti Warrick Revocable Trust

Legal Description attached hereto and made a part hereof marked Exhibit "A"

(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 \$ 0.00. 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. (The sentence between the symbols ®, 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 7, 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.

Clifford J Warrick
Diana P. Warrick

STATE OF OREGON, County of Klamath

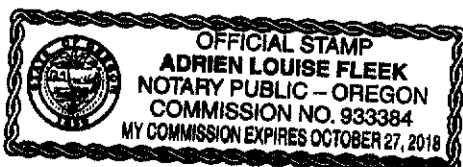
This instrument was acknowledged before me on November 7, 2016 by Clifford J Warrick and Diana P Warrick

This instrument was acknowledged before me on

by

as

of



Adrien Fleek
Notary Public for Oregon
My commission expires 10-27-18

EXHIBIT "A"
LEGAL DESCRIPTION

All of vacated Blocks 4, 9 and 14 of TERMINAL CITY, a vacated subdivision of Klamath County, Oregon and those portion of vacated North Street, Cherry Street, Halo Street, Midway Avenue and the alleys within said Blocks.

ALSO...

Beginning at the point of the Intersection of the North line of Terminal City, a duly recorded, but vacated subdivision in Klamath County, Oregon, with the centerline of the Northerly terminus of Midway Avenue as said street is shown on the recorded plat of said Terminal City; thence, North 45 degrees 12' 48" East, 432.75, more or less, to 1/4 x 24" iron pin on the Southwesterly boundary line of the Southern Pacific Railroad right of way; thence, Southeasterly along said Railroad right of way line, 388.49 feet, more or less, to it's point of intersection with the North line of said Terminal City; thence, West along the North line of said Terminal City, 546.62 feet, more or less, to the point of beginning. Said tract of land being situated in the NW1/4 of Section 18, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.