

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY MEANS

2016-012809

Klamath County, Oregon

12/02/2016 09:36:00 AM

Fee: \$57.00

AA
Amertille
NTC/140093AM

Grantor's Name and Address

Grantee's Name and Address

After recording, return to (Name and Address):

Arlene L. Bryant

23207 Early Avenue

Torrence Ca 90505

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

same as above

SPACE RESERVED
FOR
RECORDER'S USE

61 Buckskin Lane
Rolling Hills Estates, Ca
90274

140093AM

BARGAIN AND SALE DEED

ARLENE L. BRYANT

KNOW ALL BY THESE PRESENTS that

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto LuAnne M. Bryant aka LuAnne M. Bryant-Hoher, Successor Trustee of the William and Arlene Bryant Revocable Trust Dated February 24, 2006 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 ATTACHED LEGAL DESCRIPTION MADE A PART HEREOF

(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 \$ESTATE PLANNING. 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 December 2, 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.

Arlene L. Bryant by her attorney in fact

LuAnne M. Bryant aka LuAnne M.

Bryant-Hoher

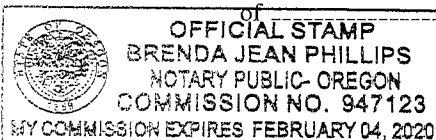
STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on December 2, 2016, by Arlene L. Bryant by her attorney in fact LuAnne M. Bryant aka Luanne

This instrument was acknowledged before me on M. Bryant-Hoher,

by

as



Notary Public for Oregon

My commission expires

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A parcel of land situated in the N1/2 of Section 14, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point from which the Southwest corner of the NE1/4 of the NW1/4 of said Section 14 bears the following three bearings and distances: North 89° 54' 30" West 348.71 feet, North 89° 54' 02" West 1300.46 feet, South 00° 10' 16" West 391.19 feet; thence from said point of beginning South 89° 54' 30" East 554.07 feet to a 5/8" iron pin; thence South 784.40 feet to a 5/8" iron pin; thence South 89° 43' 16" West 554.07 feet; thence North 787.98 feet to the point of beginning.

PARCEL 2:

That portion of the N1/2 SE1/4 NW1/4 and the N1/2 SW1/4 NE1/4 of Section 11, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying Easterly of the center thread of Larson Creek.

PARCEL 3:

The N1/2 of the SE1/4 of the SE1/4 of Section 1, Township 37 South, Range 15 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 4:

The NE1/4 SW1/4 of Section 13, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING therefrom the Southern Pacific Railroad right of way.

PARCEL 5:

The N1/2 SW1/4 NW1/4 of Section 12, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 6:

A parcel of land situated in the N1/2 of Section 14, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8" iron pin from which the Southwest corner of the NE1/4 of the NW1/4 of said Section 14 bears the following two bearings and distances; North 89° 54' 02" West 1097.61 feet; South 00° 10' 16" West 391.19 feet; thence from said point of beginning South 89° 54' 02" East 202.85 feet to a point; thence South 89° 54' 30" East 348.71 feet to a point; thence South 787.98 feet to a point; thence South 89° 43' 16" West 551.58 feet to a 5/8" iron pin; thence North 791.58 feet to a point of beginning.

PARCEL 7:

A:

The NE1/4 SE1/4; the N1/2 NW1/4 SE1/4 and the N1/2 NE1/4 SW1/4 lying Easterly of the centerline of Larson Creek in Section 11, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

AND the NW1/4 SW1/4 Section 12, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

B:

The SW1/4 NW1/4; the W1/2 SE1/4 NW1/4 and the S1/2 SW1/4 NW1/4 NW1/4 of Section 13, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

C:

The E1/2 SE1/4 NE1/4; the S1/2 SE1/4 NE1/4 NE1/4 and the E1/2 N1/2 NE1/4 SE1/4 of Section 14, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM that portion lying within the Southern Pacific Railroad right of way.

D:

The E1/2 SE1/4 SE1/4 Section 11, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

AND the N1/2 SE1/4 NE1/4 NE1/4 and the NE1/4 NE1/4 NE1/4 of Section 14, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

E:

The W1/2 SW1/4 SW1/4 Section 12, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

AND the N1/2 W1/2 NW1/4 NE1/4 and the N1/2 S1/2 W1/2 NW1/4 NW1/4 of Section 13, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

F:

A parcel of land situated in the NE1/4 of Section 14 and the SE1/4 of Section 11, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a 5/8" iron pin on the East line of the W1/2 NE1/4 NE1/4 of said Section 14, from which the Southwest corner of the NE1/4 NW1/4 of said Section 14 bears the following three bearings and distances:

North 89° 54' 30" West, 1980.06 feet; North 89° 54' 02" West, 1300.46 feet; South 00° 10' 16" West, 391.19 feet; thence from said point of beginning, North 01° 53' 14" West along the East line of W1/2 NE1/4 NE1/4 of the said Section 14, 917.91 feet to a 5/8" iron pin; thence North 00° 45' 54" West along the East line of the W1/2 NE1/4 SE1/4 of said Section 11, 1323.26 feet to a 5/8" iron pin marking the Northeast corner of the said W1/2 SE1/4 SE1/4 of said Section 11; thence North 89° 29' 28" West along the North line of the said W1/2 SE1/4 SE1/4 394.00 feet to a point; thence South 01° 13' 22" East 2243.93 feet; thence South 89° 54' 30" East, 394.00 feet to the point of beginning.

G:

A parcel of land situated in Section 14, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin from which the Southwest corner of the NE1/4 of the NW1/4 of said Section 14 bears the following three bearing and distances; North 89° 54' 30" West, 902.78 feet; North 89° 54' 02" West, 1300.46 feet; South 00° 10' 16" West, 391.19 feet; thence from said point of beginning South 1573.20 feet to a 5/8" iron pin; thence South 89° 16' 54" East 1129.61 feet to a 5/8" iron pin on the East line of the W1/2 SE1/4 NE1/4 of said Section 14; thence North 01° 52' 14" West along the East line of the W1/2 SE1/4 NE1/4 and W1/2 NE1/4 NE1/4 of said Section 14, 1586.50 feet to a 5/8" iron pin; thence North 89° 54' 30" West, 1077.27 feet to the point of beginning.

PARCEL 8:

The SE1/4 of the NE1/4 of Section 11, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.