

**TAX STATEMENTS:**

Judith A. Addington, Trustee  
Robert K. Addington, Trustee  
1728 Meridian Road  
Eagle Point, OR 97524

**2017-000576**

**Klamath County, Oregon**

01/20/2017 08:36:00 AM

Fee: \$47.00

**AFTER RECORDING, RETURN TO**

Foster Denman, LLP  
P.O. Box 1667  
Medford, OR 97501

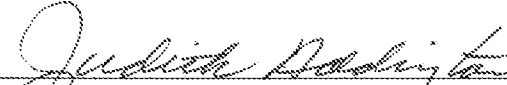
**BARGAIN AND SALE DEED**

JUDITH A. ADDINGTON, Grantor, conveys and warrants to JUDITH A. ADDINGTON and ROBERT K. ADDINGTON, trustees of the JUDITH A. ADDINGTON TRUST dated January 19, 2017, Grantee, all of Grantor's interest in the real property located in Klamath County, Oregon, more particularly described on Exhibit "A attached hereto and made a part hereof.

The true consideration for this conveyance in terms of dollars is other value given or promised.

**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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.**

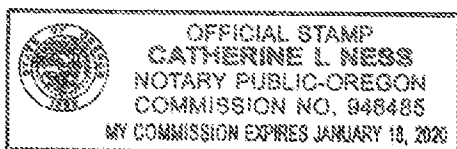
DATED this 19 day of January, 2017.

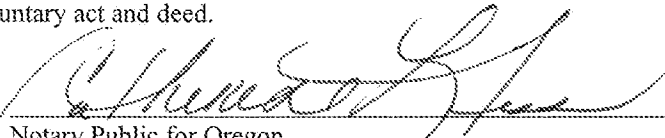
  
JUDITH A. ADDINGTON

STATE OF OREGON     )  
                                  ) ss.  
County of Jackson    )

On this 19 day of January, 2017, personally appeared the above-named JUDITH A. ADDINGTON and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:



  
Notary Public for Oregon

## **EXHIBIT "A"**

### **Parcel 1:**

Real property commonly known as 11919 E. Hwy 140, Klamath Falls, Oregon, more particularly described as follows:

The W 1/2 of the W 1/2 of the NE 1/4 of the NE 1/4 of Section 16, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

ALSO a tract of land described as follows:

Beginning at the iron pin which marks the Northwest corner of the SE 1/4 NE 1/4 of Section 16, Township 39 South, Range 10 East of the Willamette Meridian, and running thence South parallel to the North-South quarter line and along the 40 line a distance of 882.2 feet to an iron pin which lies on the Northerly right of way line of the Klamath Falls-Lakeview Highway; thence South 57° 35' East along the Northerly right of way line of the Klamath Falls-Lakeview Highway, a distance of 392 feet to an iron pin; thence North parallel to the North-South quarter line a distance of 1090.5 feet to an iron pin; thence North 89° 40' West parallel to the North section line a distance of 331 feet, more or less, to the point of beginning, in the SE 1/4 of the NE 1/4 of Section 16, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

CODE 164 MAP 3910-01600 TL 00400 KEY# 597036

### **Parcel 2:**

Real property commonly known as 1316 Worden Avenue, Klamath Falls, Oregon, more particularly described as follows:

Lot Four (4) in Block Two (2) of FARIVIEW ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, County of Klamath, State of Oregon.