

2017-001419

Klamath County, Oregon



00198947201700014190030034

02/09/2017 02:33:37 PM

Fee: \$52.00

**After Recording, please send to:**

Craig and Deborah Smith  
12205 W. Langell Valley  
Bonanza, OR 97623

\*Please also send tax statements  
To above address

Bain Law  
Returned at Counter

### **BARGAIN AND SALE DEED**

This Bargain and Sale Deed, executed this 6<sup>th</sup> day of February, 2017.

By Grantors: **Craig W. Smith and Deborah R. Smith**, conveys to Grantees: **Craig W. Smith and Deborah R. Smith, Trustees of the Craig W. Smith and Deborah R. Smith Revocable Living Trust dated February 6, 2017**, the following described parcel of land, and improvements and appurtenances thereto in the County of Klamath, State of Oregon, to Wit:

**See Exhibit A attached and incorporated herein.**

The true and actual consideration 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 the whole consideration; i.e., estate planning. ORS 93.930.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS

92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

**IN WITNESS WHEREOF**, That said Grantor has executed this instrument this 6<sup>th</sup> day of February, 2017.

Craig W. Smith  
Craig W. Smith

Deborah R. Smith  
Deborah R. Smith

STATE OF OREGON        }  
County of Klamath       } ss.

The above-mentioned persons, Craig and Deborah Smith, appeared before me and acknowledged that they executed the above instrument. Subscribed and sworn before me this 6<sup>th</sup> day of February, 2017.



[Signature]  
Notary Public for Oregon  
My Commission Expires: July 11, 2020

60504

WARRANTY DEED

Vol. 1779 Page 264

This Indenture Witnesseth, THAT WALTER SMITH, JR. and DOROTHY M. SMITH, husband

and wife,

hereinafter known as grantor for and in consideration of the sum of  
 - - - Ten and 00/100 - - - Dollars  
 to them paid, have bargained and sold, and by these presents do grant, bargain, sell  
 and convey unto Whispering Springs Ranch, Inc., an Oregon Corporation, its

successors

and assigns, the following described premises, situated in Klamath County,

Oregon, to-wit: The S½SW¼ of Sec. 11; NE¼NW¼ of Sec. 14; also all that portion of the SE¼SE¼  
 of Sec. 10 and of the NW¼NW¼ of Sec. 14 and of the NE¼NE¼ of Sec. 15 lying Easterly of the east-  
 erly line of the Drain Ditch, said Easterly line of said Drain Ditch being more particularly de-  
 scribed as follows: Beginning at an iron pin at the intersection of the North boundary of the  
 County Road and the Easterly boundary of the Drain Ditch, said point being East a distance of  
 2418.05 feet and S. 38°50' East a distance of 1712.4 feet from the iron pin marking the corner of  
 corner of said Section 15; thence North 38°50' West a distance of 2551.2 feet; thence North 13°20'  
 West a distance of 836.5 feet to the East-West fence line accepted as the North boundary of the  
 SE¼SE¼ of said Sec. 10. All said real property lying and being situated in Township 36 S., Range 13  
 E.W.M.

EXCEPTING from the above described property all those portions thereof acquired by the United  
 States of America described in Deeds recorded in Vol. 59 page 205; Vol. 252 page 471 and Vol. 27  
 page 50, Deed Records of Klamath County, Oregon, and  
 EXCEPTING ALSO, all portions thereof contained in existing roadways, ditches, and laterals.

SUBJECT TO: Contracts and/or liens for irrigation and/or drainage of Langell Valley Irrigation  
 District; Reservation in United States Patents and State Deeds; Easement granted to United States  
 of America recorded in Vol. 76 at page 21, Deed Records of Klamath County, Oregon; Easements  
 granted to The California Oregon Power Co. recorded in Vol. 140 at page 251 and Vol. 143 at page  
 41, Deed Records of Klamath County, Oregon; Easement granted to Langell Valley Irrigation District  
 recorded in Vol. 253 at page 422, Deed Records of Klamath County, Oregon.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee and  
 successors theirs and assigns forever. And the said grantors do hereby covenant to and with the said grantee and  
 successors theirs and assigns, that they are the owners in fee simple of said premises; that they

are free from all incumbrances, except those above set forth,  
 and that they will warrant and defend the same from all lawful claims whatsoever, except those  
 above set forth.

IN WITNESS WHEREOF, They have hereunto set their hands and seals this  
 31st day of December 1962

STATE OF OREGON, }  
 County of Klamath } ss.

BE IT REMEMBERED, That on this 31st day of December A. D. 1962,  
 before me, the undersigned, a Notary Public, in and for said County and State, personally appeared the  
 within named Walter Smith, Jr. and Dorothy M. Smith, husband and wife,

who are known to me to be the identical  
 persons described in and who executed the within instrument, and acknowledged to me that they executed  
 the same freely and voluntarily.

In TESTIMONY WHEREOF, I have hereunto set my hand and official seal the day and year last  
 above written.

From Office of  
 GANONG & GANONG  
 Attorneys at Law  
 First Federal Bldg.  
 6th and Main  
 Klamath Falls, Oregon

Ret. Whispering Springs Ranch  
 At 10:57  
 December 23, 1962

Notary Public for Oregon  
 My Commission Expires 5-15-64

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record DECEMBER 27, 1962

this 3rd day of January A. D. 1972 at 12:58 P.M.

and recorded in Vol. 1779, of DEEDS, on Page 264

FEE \$ 3.00

W. D. MILNE, County Clerk

By Jacqueline J. Miller

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