

2017-001420

Klamath County, Oregon



00198948201700014200030031

02/09/2017 02:33:40 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

Blain Law
Returned at Counter

BARGAIN AND SALE DEED

This Bargain and Sale Deed, executed this 6th 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 6th 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 6th day of February, 2017.



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

40477

21865

The following-described real property situate in Klamath County, Oregon:

Parcel I: All that portion of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 10, and of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 14, and of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 15, all in Township 40 S., Range 13 E., W.M., lying Westerly of the Easterly line of the Drain Ditch, said Easterly line of the Drain Ditch being more particularly described 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 North 1/4 corner of said Section 15; thence North 38°50' West a distance of 2351.2 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 SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 10, all in Township 40 S., R. 13 E., W.M.

Parcel II: All that portion of the S $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 15, and that portion of SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 15 lying Easterly of the Easterly line of the Langell Valley High Line Ditch, and the S $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 15, all in Township 40 S., Range 13 E., W.M.

Parcel III: That portion of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 10, and that portion of the N $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ Section 15, lying East of the West Canal of Langell Valley Irrigation District, all in Township 40 South, Range 13 East of the Willamette Meridian.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at RECORDS

this 24 day of Dec. A.D. 19 81 at 1:40 clock A.M. and

duly recorded in Vol. M 81 of Deeds on a c. 21864

Fee \$8.00

By Joyce McQuinn EV. LYN BIEHN, County Clerk

State of Oregon, County of Klamath
Recorded 11/07/00, at 4:30 p. m.
In Vol. M00 Page 40475
Linda Smith,
County Clerk Fee \$ 31.00

EXHIBIT "A".