

2017-001421

Klamath County, Oregon



00198949201700014210030038

02/09/2017 02:33:42 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. 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.

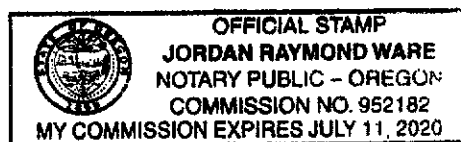
IN WITNESS WHEREOF, That said Grantor has executed this instrument this 6th day of February, 2017.

Craig W. Smith
Craig W. Smith

Deborah R. Smith
Deborah R. Smith

STATE OF OREGON)
) ss.
County of Klamath)

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 day of February, 2017.



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

46829

KNOW ALL MEN BY THESE PRESENTS, That Craig W. Smith

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(hereinafter called the grantor), the spouse of the grantee hereinafter named, in consideration of no dollars, this is a gift to grantor paid, the receipt whereof hereby is acknowledged, has bargained and sold and by these presents does grant, bargain, sell and convey unto Deborah E. Smith (herein called the grantee), an undivided one-half of the following described real property situate in Klamath County, Oregon, to-wit:

PARCEL 1:

The NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 10 and the NE $\frac{1}{4}$ of the S $\frac{1}{2}$ of Section 11, and the following parcels: That portion of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, and that portion of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 10 lying on the Easterly side of the main West side Irrigation Canal of Langell Valley Irrigation District, as said canal is now located and constructed, all of said land being located in Township 40 South, Range 13 East of the Willamette Meridian;

EXCEPTING THEREFROM that parcel of land deeded to Klamath County, by deed recorded in Vol. 139 page 298, Deed records of Klamath County, Oregon.

PARCEL 2:

That part of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, and the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 10, Township 40 South, Range 13 East of the Willamette Meridian, lying West of the Main West Side Irrigation Canal of the Langell Valley Irrigation District, as said canal is now located;

SAVE AND EXCEPT one acre, more or less, in the Northwest corner of said NE $\frac{1}{4}$ of SW $\frac{1}{4}$ heretofore deeded to the Bishop of the Protestant Episcopal Church in the United States of America in the Missionary District of Eastern Oregon, Inc., which said last named deed is of record in the deed records of Klamath County, Oregon.

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining;

TO HAVE AND TO HOLD said undivided one-half of said real property unto the said grantee forever.

The above named grantor retains a like undivided one-half of said real property and it is the intent and purpose of this instrument to create and there hereby is created an estate in entirety between husband and wife as to said real property.

IN WITNESS WHEREOF, the grantor has hereunto set hand and seal on this 21 day of April, 1978.

Craig W. Smith (SEAL)

(025 93.450)

STATE OF OREGON, County of Klamath

Personally appeared the above named Craig W. Smith, who is known to me to be the spouse of the grantee in the above deed and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Eda Gilbert

Notary Public for Oregon

My commission expires: 6/1/81

DEED

CREATING ESTATE IN ENTIRETY

Craig W. Smith

TO

Deborah E. Smith

AFTER RECORDING RETURN TO

Discimin, Gene F. Zansky
635 Main
K. Falls

(DON'T USE THIS
SPACE RESERVED
FOR RECORDING
LATER IN COUN-
TIES WHERE
USED.)

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 23rd day of April, 1978, at 9:58 o'clock A.M., and recorded in book M78 on page 8047. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk-Recorder.

By Bernhardt A. Hilde Deputy.

Fee \$3.00