

2017-001422

Klamath County, Oregon



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02/09/2017 02:33:44 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

**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

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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 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 day of February, 2017.

Jordan Raymond Ware  
Notary Public for Oregon  
My Commission Expires July 11, 2020



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

Parcel 1: A portion of the W $\frac{1}{2}$ SE $\frac{1}{4}$ , Section 2, Township 40 S., R. 13 E.W.M., more particularly described as follows: Beginning at the quarter section line common to the NW $\frac{1}{4}$ SE $\frac{1}{4}$  and the SW $\frac{1}{4}$ SE $\frac{1}{4}$ , said Section 2; thence South along the westerly quarter section line 130 feet; thence easterly and parallel with the southeasterly quarter section line to a point 30 feet West of the centerline of the existing roadway; thence northerly and parallel with the centerline of said roadway to the northerly quarter section line between the NW $\frac{1}{4}$ SE $\frac{1}{4}$ , Section 2, and the SE $\frac{1}{4}$ NE $\frac{1}{4}$ , said Section 2; thence westerly along said quarter section line to the West quarter section line of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ , said Section 2; thence South along the West quarter section line to the place of beginning, containing 28.7 acres, more or less.

Parcel 2: SE $\frac{1}{4}$ NW $\frac{1}{4}$ , Section 11, Township 40 S., R. 13 E.W.M., containing 40 acres, more or less.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Proctor & Fairclough the 31st day  
of May A.D. 1996 at 3:27 o'clock PM., and duly recorded in Vol. M96  
of Deeds on Page 15904

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Cheryl Russell