

2017-001423

Klamath County, Oregon



00198951201700014230040046

02/09/2017 02:33:45 PM

Fee: \$57.00

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 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 6th day of February, 2017.



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

After recording return to:

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

Until a change is requested all tax statements shall be sent
to the following address:

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

2014-000430

Klamath County, Oregon



00147408201400004300020027

01/17/2014 09:04:29 AM

Fee: \$47.00

Returned to Owner

STATUTORY WARRANTY DEED

Lyle Richard Smith and Craig Walter Smith, as Successor Co-Trustees of the Smith Trust Dated February 7, 1991, Grantor(s), hereby convey and warrant to

Craig W. and Deborah R. Smith, Grantee, all right, title and interest in and to the following real property situated in Sections 2, 9, 10, 11 and 18, all in T40S, R13EWM, Klamath County, Oregon, being more particularly described as follows:

Parcel 1:

Parcel 1 of Land Partition 15-13

Parcel 2:

NE1/4 NE 1/4 of Section 18

Parcel 3:

SE1/4 SW1/4 of Section 9

Parcel 4:

A portion of the W1/2 SE1/4, Section 2, Township 40 S., R. 13 E.W.M., more particularly described as follows: Beginning at the quarter section line common to the NW1/4 SE1/4 and the SW1/4 SE1/4, said Section 2; thence South along the westerly quarter section line 130 feet; thence easterly and parallel with the southerly 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 NW1/4 SE1/4, Section 2, and the SW1/4 NE1/4, said Section 2; thence westerly along said quarter section line to the West quarter section line of the NW1/4 SE1/4, said Section 2; thence South along the West quarter Section line to the place of beginning, containing 28.7 acres, more or less.

Parcel 5:

The South one-half of the Southwest Quarter of Section 2, the North one-half of the Northwest Quarter of Section 11, all in Township Forty South, Range 13 East of the Willamette Meridian. Excepting therefrom a tract of land containing one and two-tenths acres, more or less, as described in that certain Deed from R. C. Cowley and wife to the United States of America, dated April 27th, 1926, recorded in Book 69, at page 605, of the Deed Records of Klamath County, Oregon, and being a strip of land twenty feet on each side of the Lorella Lateral for Langell Valley Division of Klamath Project; Subject to a certain forty foot right of way for county road purposes as described in that certain Deed from Maybelle Bechtel, a widow, to Klamath County, Oregon dated September 27, 1938, recorded in Book 120, Page 53, of the Deeds Records of Klamath County, Oregon; Also subject to the liens of the Langell Valley Division of the Klamath Irrigation Project; Also subject to the patent reservations and conditions in the patent from the United States of America to George W. Offield, dated February 9, 1898, recorded in Book 12, Page 615, in the Deed Records of Klamath County, Oregon

Parcel 6:

SE1/4 NW1/4, Section 11, Township 40 S., R.13 E.W.M., containing 40 acres, more or less.

Parcel 7:

The SW1/4 NW1/4 of Section 11, and all of that portion of the SE1/4 NE1/4 of Section 10, lying East of Lost River, more particularly described in that certain deed from David Vinson to Robert C. Cowley recorded in Book 36 at page 554 of Deed Records of Klamath County, Oregon, all of said lands being in Township 40 S. R. 13 E.W.M., EXCEPTING the following described portion thereof: A parcel of land in Sec. 10, Twp. 40 S. R. 13 E.W.M., containing an area of 6.7 acres, more or less, and being all that part of the SE1/4 NE1/4 of said Section 10 lying on the easterly side of the center line of Lost River and within the boundaries of a strip of land of 230 feet in width and lying with 170 feet on the right or easterly side and 60 feet on the left or westerly side of the line described as follows:

Beginning at a point that is on the south boundary of the NE1/4 of said Sec. 10, and is distant therealong North 89°52' W. 537.3 feet from the east quarter corner of said Sec. 10, and running thence North 34°37' W. 534.6 feet; thence northerly on a curve to the left with a radius of 716.2 feet for an arc distance of 76.9 feet; thence North 40°46' W. 393.1 feet; thence northerly on a curve to the right with a radius of 716.2 feet for an arc distance of 404.8 feet; thence North 8°23' W. 138.8 feet to a point that is on the north boundary of the SE1/4 NE1/4 of Sec. 10, and from which the northeast corner of said Sec. 10 bears North 43°37' E. 1871.9 feet, the side line boundaries of said strip of land to be lengthened or shortened as the case may be so as to terminate in the boundaries of the SE1/4 NE1/4 of said Section 10.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHT, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 242, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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 LAWFULL 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.

The true consideration for this conveyance is \$0 (Here comply with the requirements of ORS 93.030).

Dated this 17th day of January, 2014


Lyle Richards Smith


STATE OF OREGON)

COUNTY OF KLAMATH

This instrument was acknowledged before me on January 17th, 2014

By Lyle Richard Smith




Notary Public for the State of Oregon

My commission expires: December 26, 2015

Dated this 16th day of January, 2014


Craig Walter Smith

STATE OF OREGON)

COUNTY OF KLAMATH

This instrument was acknowledged before me on January 16th, 2014

By Craig Walter Smith




Notary Public for the State of Oregon

My commission expires: December 26, 2015