

2017-003359

Klamath County, Oregon



00201374201700033590030034

03/30/2017 01:45:08 PM

Fee: \$52.00

After Recording, please send to:

Aza Kemper
5413 Shasta Way
Klamath Falls, OR 97603

*Please also send tax statements
To above address

BARGAIN AND SALE DEED

This Bargain and Sale Deed, executed this 28th day of March, 2017.

By Grantor, **Aza Kemper**, conveys to Grantees **Aza Kemper, as Trustee of the Aza Kemper Revocable Living Trust dated March 28, 2017**, the following described parcel of land, and improvements and appurtenances thereto in the County of Klamath, State of Oregon, to Wit:

See Legal Description attached hereto as Exhibit A and by this reference 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 instrument this 28 day of March, 2017.


Aza Kemper

STATE OF OREGON)

County of Klamath)

ss.

The above-mentioned person, Aza Kemper, appeared before me and acknowledged that she executed the above instrument. Subscribed and sworn before me this 28 day of March, 2017.



Notary Public for Oregon

My Commission Expires 10-27-17



EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

PARCEL I:

A PARCEL OF LAND IN THE NORTH ONE-HALF OF SECTION 19 AND THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 32 SOUTH, RANGE 8 EAST, WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED ON THE SOUTH BOUNDARY LINE OF THE NORTH ONE-HALF OF SAID SECTION 19 AND 40 FEET EAST OF THE WEST QUARTER-CORNER MONUMENT OF SAID SECTION 19; THENCE EASTERLY ALONG THE SOUTH LINE OF THE NORTH ONE-HALF OF SAID SECTION 19 AND THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20 TO THE THREAD OF THE WILLIAMSON RIVER; THENCE NORTHERLY ALONG THE THREAD OF THE WILLIAMSON RIVER TO A POINT 1360 FEET SOUTH OF THE NORTH SECTION LINE OF SAID SECTION 20; THENCE WESTERLY ALONG A LINE PARALLEL TO AND 1360 FEET SOUTH OF THE NORTH SECTION LINE OF SAID SECTIONS 19 AND 20 TO A POINT 40 FEET EAST OF THE WEST SECTION LINE OF SAID SECTION 19; THENCE SOUTH AND PARALLEL TO THE WEST SECTION LINE OF SAID SECTION 19 TO THE POINT OF BEGINNING; TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE EXISTING ROAD ESTABLISHED BY THE UNITED STATES INDIAN SERVICE WHICH PROVIDES ACCESS FROM THE SUBJECT PROPERTY TO US HIGHWAY 97; AND SUBJECT TO THE RIGHT OF WAY FOR THE MIDSTATE ELECTRIC POWER TRANSMISSION LINE WHICH IS 30 FEET IN WIDTH, WITH THE EXISTING POWER POLES MARKING THE CENTERLINE THEREOF.

PARCEL II:

SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 32 SOUTH, RANGE 8, EAST OF THE WILLAMETTE MERIDIAN, IN KLAMATH COUNTY, OREGON.