

2017-004746

Klamath County, Oregon

05/05/2017 12:34:00 PM

Fee: \$47.00

Grantor:

Mark A. Adler & Irene M. Adler
41312 Coyote Meadow Road
Chiloquin, Oregon 97624

Grantee:

Mark A. Adler & Irene M. Adler, Trustees
Mark A. Adler and Irene M. Adler Revocable Living Trust
41312 Coyote Meadow Road
Chiloquin, Oregon 97624

After recording return to:

Title Source, Inc.
662 Woodward Avenue
Detroit, Michigan 48226

⑤ 62957359 -
4024990

**STATUTORY
BARGAIN AND SALE DEED**

MARK A. ADLER and IRENE M. ADLER, husband and wife, as tenants by the entirety, Grantor, convey to MARK A. ADLER and IRENE M. ADLER, AS TRUSTEES OF THE MARK A. ADLER AND IRENE M. ADLER REVOCABLE LIVING TRUST DATED JULY 13, 2015, Grantee, the following-described real property located in Klamath County, Oregon:

A Tract of real property in the NW 1/4 of the NW 1/4 of Section 28, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, said tract being more particularly described as follows:

Beginning at a point on the Section line common to Sections 28 and 29 of the above named Township, Range and Meridian, which point is also on the Southerly bank of Sprague River at the mean water line, is marked with a 1" iron pipe and bears South 1290.0 feet from the Section corner common to Sections 20, 21, 28 and 29 of the above mentioned Township, Range and Meridian; thence continuing South along the Section line a distance of 135.0 feet to the 1/16 corner; thence East parallel with the North boundary of said Section 28, a distance of 1314.3 feet; thence North 387.9 feet to the Southerly right-of-way boundary of the Chiloquin Sprague River Highway; thence along said right-of-way boundary North 66° 14' West 530.48 feet and North 68° 01' West 345.95 feet to the mean water line of Sprague River; thence following downstream along the said mean water line of Sprague River as follows: South 22° 31' West 131.9 feet; South 38° 49' West 354.05 feet; South 44° 11' West 176.05 feet and South 57° 23' West 133.98 feet, more or less, to the point of beginning.

TOGETHER WITH that property described in Quitclaim Deed recorded March 30, 2004 in Volume M04, page 17777, Microfilm Records of Klamath County, Oregon more particularly described as follows:

A tract of land situated in the NE 1/4 NW 1/4 of Section 28, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southwest corner of said NE 1/4 NW 1/4; thence North 00° 32' 10" West on the West line of said NE 1/4 NW 1/4 357.85 feet to a point on the Southerly line of the Sprague River Highway; thence Southeasterly along the Southerly line of the Sprague River Highway 194.26 feet to the centerline of the US Forest road easement described in Volume 342, page 640, Deed Records of Klamath County, Oregon; thence South 21° 37' 34" West on said centerline 305.06 feet to the South line of said NE 1/4 NW 1/4; thence South 89° 51' 10" West on said South line 63.79 feet to the point of beginning.

The true and actual consideration for this conveyance is other than monetary: to change vesting of original Statutory Bargain and Sale Deed recorded _____, 2017, Instrument No. 2017-_____, in the Official Records of Klamath County, Oregon.

Until a change is requested, all tax statements are to be sent to the following address: no change.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 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 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Mark A. Adler
MARK A. ADLER

Irene M. Adler
IRENE M. ADLER

STATE OF OREGON, County of KLAMATH) ss.

On the 30th day of APRIL, 2017, personally appeared before me the above-named MARK A. ADLER and IRENE M. ADLER, husband and wife, who declared the foregoing instrument to be their voluntary act and deed.

Jo Ann R. Siebecke
Notary Public - State of Oregon
Jo Ann R Siebecke

