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Grantor's Name and Address

Kenneth M. Fraker
16144 Sprague River Road
Klamath Falls, OR 97603

2017-004854
Klamath County, Oregon
05/09/2017 10:48:00 AM
Fee: \$47.00

Grantee's Name and Address

Kenneth M. Fraker
as Trustee of the Kenneth M. Fraker
Revocable Living Trust dated June 5, 2015
16144 Sprague River Road
Klamath Falls, OR 97603

This Space Reserved For Recorders Use

After recording, return to (Name, Address, Zip):

Kenneth M. Fraker
16144 Sprague River Road
Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip):

No Changes

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS Kenneth M. Fraker does hereby grant, bargain, sell and convey unto Kenneth M. Fraker as Trustee of the Kenneth M. Fraker Revocable Living Trust dated June 5, 2015

, herein after called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Jackson County, State of Oregon, described as follows, to-wit:

" On Exhibit "A" Attached

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns, forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00.

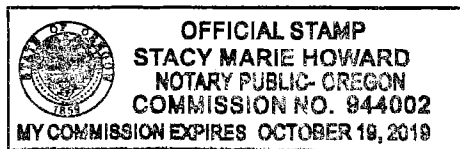
In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on 05/03/2017 if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board or directors.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930

Kenneth M. Fraker
Kenneth M. Fraker



STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on May 3, 2017

BY Kenneth M Fraker

Stacy Marie Howard
Notary Public for Oregon

My commission expires 10-19-19

EXHIBIT "A"

A parcel of land situated in Section 13, Township 35 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at the Northeast corner of the NE1/4 of the SE1/4 of the SW1/4 of said Section 13; thence South 00° 15' 57" West, on the East line thereof, 660.29 feet to the Southeast corner of said NE1/4 of the SE1/4 of the SW1/4; thence South 88° 50' 26" West, on the South line thereof, 653.92 feet to the Southwest corner of said NE1/4 of the SE1/4 of the SW1/4; thence North 00° 14' 54" East, on the West line thereof, 659.66 feet to the Northwest corner of said NE1/4 of the SE1/4 of the SW1/4; thence North 88° 47' 09" East, on the North line thereof, 503.57 feet; thence North 45° 07' 29" East, 163.15 feet to a point on the Southwest line of the Sprague River Highway; thence South 44° 52' 31" East, on said Southwest line, 50.00 feet; thence South 00° 15' 57" West 76.51 feet to the point of beginning. Said parcel is also shown as Parcel 2 of Minor Partition 77-83 in the SW1/4 of Section 13, Township 35 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

TOGETHER WITH a 30 foot wide roadway easement for adjoining property owners use for ingress and egress over and across Parcel 1 to Parcel 2 of Minor Partition 77-83 in the SW1/4 of Section 13, Township 35 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Said easement shall start at the Southeast corner of Parcel 1 adjacent to the Sprague River Highway and run Northwesterly parallel and adjacent to the South boundary of the Sprague River Highway right of way line a distance of sixty feet, as more fully set forth in agreement recorded October 8, 1986 in Book M-86 at Page 18406, Microfilm Records of Klamath County, Oregon.

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