

2017-010332

Klamath County, Oregon



00209922201700103320060062

09/12/2017 02:15:37 PM

Fee: \$67.00

AFTER RECORDING, RETURN TO:

Barry O'Connor  
Alten Sakai CPA's  
10260 SW Greenburg Road, Suite 300  
Portland, OR 97233

SEND TAX STATEMENTS TO:

Barry O'Connor  
Alten Sakai CPA's  
10260 SW Greenburg Road, Suite 300  
Portland, OR 97233

### BARGAIN AND SALE DEED

Denise Merrill Lewis, Edmond Barry O'Connor and Brian Hugh O'Connor, Successor Trustees of the Barry and Ruth O'Connor Trust Dated December 12, 2012, Grantors, convey unto Denise Merrill Lewis, Edmond Barry O'Connor and Brian Hugh O'Connor, Trustees of the Barry and Ruth O'Connor Disclaimer Trust, and their successors in Trust, Grantees, all of their right, title, and interest in the real property located in Klamath County, Oregon, described on Exhibit A attached hereto and incorporated herein by this reference.

This deed is made for estate planning purposes and no consideration has been paid heretofore.

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."

BARGAIN AND SALE DEED - 1

will in Grahong  
Returned at Counter

Dated this 16<sup>th</sup> day of July, 2017.

Edmond Barry O'Connor, Trustee  
Edmond Barry O'Connor, Trustee

STATE OF OREGON, County of Washington ) ss.

This instrument was acknowledged before me on July 17<sup>th</sup>, 2017 by  
Edmond Barry O'Connor.

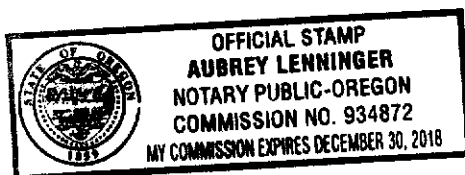


Sandra Walker  
Notary Public for Oregon  
My Commission Expires: 10-09-18

Brian Hugh O'Connor  
Brian Hugh O'Connor, Trustee

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on August 1, 2017 by  
Brian Hugh O'Connor.



Aubrey Lenninger  
Notary Public for Oregon  
My Commission Expires: DEC 30, 2018

Denise Merrill Lewis  
Denise Merrill Lewis, Trustee

STATE OF CALIFORNIA }

COUNTY OF Lassen }

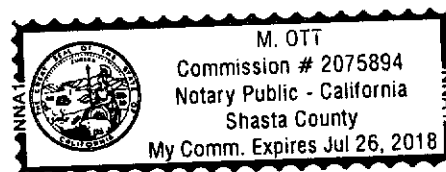
On July 20, 2017, before me, M. CTT

Notary Public, personally appeared  
Denise Merrill Lewis who proved to me on the basis of satisfactory evidence to be the  
person whose name is subscribed to the within instrument and acknowledged to me  
that she executed the same in her authorized capacity, and that by her signature on the  
instrument the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the  
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: M. CTT (Seal)



BARRY AND RUTH O'CONNOR  
DISCLAIMER TRUST

Exhibit "A"

Parcel No. 1:

A tract of land situate in Section 8, Township 41 South, Range 11 E., W.M., Klamath County, Oregon, more particularly described as follows:

All of those portions of the N $\frac{1}{2}$ NW $\frac{1}{4}$ , EXCEPT for the NW $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ , which is excepted from this conveyance, and of the NW $\frac{1}{4}$ NE $\frac{1}{4}$  of said Section 8 which lie South and West of the State Highway, which is sometimes referred to as the Dalles-California Highway or the Merrill-Tulelake Highway, and also, all of those portions of the SW $\frac{1}{4}$ NW $\frac{1}{4}$  and Lots 3 and 2 of said Section 8 which lie North of the North right of way line of the Central Pacific Railway Company, EXCEPT for that portion of said Lot 2 which lies East of a line beginning at a point 4.50 chains West of the Northeast corner of said Lot 2 and running South to Lost River, which is excepted from this conveyance, all in Township 41 South, Range 11 E., W.M., Klamath County, Oregon.

Klamath County Assessor's Parcel No. R-4111-00800-00300-000  
and Property ID No. R106076

Parcel No. 2:

All of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 8, Township 41 South, Range 11 E., W.M., Klamath County, Oregon, lying South of the South right of way line of the State Highway which is sometimes referred to as the Dalles-California Highway or the Merrill-Tulelake Highway, EXCEPT for the tract of land containing one acre, more or less, which is more particularly described as follows:

Beginning at the point where the South right of way line of State Highway, which is sometimes referred to as the Dalles-California Highway or the Merrill-Tulelake Highway, intersects the East right of way line of the County Road, which is sometimes referred to as Malone Road, which said point of beginning is approximately 30 feet South and 30 feet East of the section corner common to Sections 5, 6, 7, and 8, Township 41 South, Range 11 E., W.M., Klamath County, Oregon; thence, running South along said East right of way line of said Malone Road, which said right of way line is parallel with and approximately 30 feet East of the section line between Sections 7 and 8 a distance of 208.71 feet; thence, running East and parallel with the North line of said Section 8, a distance of 208.71 feet; thence, running North and parallel with said East right of way line of

Malone Road a distance of 208.71 feet, more or less, to said South right of way line of the State Highway; and thence, running West on said South right of way line of said State Highway, a distance of 208.71 feet, more or less, to the point of beginning.

Klamath County Assessor's Parcel No. R-4111-00800-00400-000  
and Property ID No. R106101

Parcel No. 3:

A tract of land situate in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 8, Township 41 South, Range 11 E., W.M., Klamath County, Oregon, containing one acre, more or less, and more particularly described as follows:

Beginning at the point where the South right of way line of State Highway, which is sometimes referred to as the Dalles-California Highway or the Merrill-Tulelake Highway, intersects the East right of way line of the County Road, which is sometimes referred to as Malone Road, which said point of beginning is approximately 30 feet South and 30 feet East of the section corner common to Sections 5, 6, 7, and 8, Township 41 South, Range 11 E., W.M., Klamath County, Oregon; thence, running South along said East right of way line of said Malone Road, which said right of way line is parallel with and approximately 30 feet East of the section line between Sections 7 and 8 a distance of 208.71 feet; thence, running East and parallel with the North line of said Section 8, a distance of 208.71 feet; thence, running North and parallel with said East right of way line of Malone Road a distance of 208.71 feet; more or less, to said South right of way line of the State Highway; and thence running West on said South right of way line of said state Highway, a distance of 208.71 feet, more or less, to the point of beginning.

Klamath County Assessor's Parcel No. R-4111-00800-00500-000  
and Property ID No. R801412

Parcel No. 4:

A tract of land situate in Section 8, Township 41 South, Range 11 E., W.M., Klamath County, Oregon containing 30 acres, more or less, which is more particularly described as follows:

All of those portions of the NW $\frac{1}{4}$ SW $\frac{1}{4}$  and Lots 2, 3, and 4 of said Section 8, Township 41 South, Range 11 E., W.M., Klamath County, Oregon, which lie South of the South right of way line of the Central Pacific Railway Company right of way and North and East of the Southerly line of the Easement granted to the

United States of America for the B Drain, and North and West of the center line of the right of way granted to the United States of America for the J Canal.

Klamath County Assessor's Parcel No. R-4111-00800-00800-000  
and Property ID No. R106085

Parcel No. 5:

All that portion of the SW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 8, Township 41 South, Range 11 E., W.M., Klamath County, Oregon, lying South of the South right of way line of the Central Pacific Railway Co. (now Southern Pacific Railroad) right of way and North of the Easement granted to the United States of America for the B Drain; SAVING & EXCEPTING that portion of said parcel described as follows: A tract of land situated in the SW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 8, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a point which is North, 316.70 feet and East, 375.30 feet from the Southwest corner of the NW $\frac{1}{4}$  of said Section 8, said point being South, 150 feet from measured at right angles to the centerline of the Southern Pacific Railroad Main Track; thence South 45°00'00" East, 108.89 feet to a point which is South, 222 feet from measured at right angles to the said centerline; thence East, 431.80 feet; thence North 45°00'00" East, 108.89 feet; thence West, 585.80 feet to the point of beginning.

Klamath County Assessor's Parcel No. R-4111-00800-00899-000  
and Property ID No. R800592