

2017-005732  
Klamath County, Oregon



00204230201700057320010014

05/25/2017 01:44:21 PM

Fee: \$42.00

2017-013108

Klamath County, Oregon



00213294201700131080030035

11/13/2017 04:00:16 PM

Fee: \$52.00

Space Reserved  
for  
Recorder's Use

James C Marsden and Robin L Marsden  
4720 Sunset Ridge Klamath Falls, OR 97601  
Grantor's Name and Address  
Kimberly Annette Luna  
4720 Sunset Ridge Rd. Klamath Falls, OR 97601  
Grantee's Name and Address  
After recording, return to (Name, Address, Zip):  
Kimberly Annette Luna  
4720 Sunset Ridge Rd. Klamath Falls, OR 97601  
Until requested otherwise, send all tax statements to (Name, Address, Zip):  
Kimberly Annette Luna  
4720 Sunset Ridge Rd. Klamath Falls, OR 97601

Name \_\_\_\_\_ Title \_\_\_\_\_  
By \_\_\_\_\_, Deputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that James C Marsden and Robin L Marsden  
hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto \_\_\_\_\_

Kimberly Annette Luna

hereinafter 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 Klamath County, State of Oregon, described as follows, to-wit:

See Exhibit A and Exhibit B  
TWP 39 RNGE 9, BLOCK SEC 5, TRACT POR NW4, ACRES 1.87

Tax Account No. R531632 Map Tax Lot No.: R-3909-005BA-00300-000

Rerecording to correct legal description  
Deed reference 2017-005732, At the request of  
Kimberly Luna

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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 \$ 10.00 (Ten). (here comply with the requirements of ORS 93.930)

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 May 24 2017: if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer of other person duly authorized to do so by order of its board of directors.

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, ABD 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 434, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

James C Marsden

Robin L Marsden

STATE OF OREGON, County of Klamath ) ss.

On May 24, 2017, personally appeared before me, Connie Jo Dusan, the above named JAMES C. MARSDEN AND ROBIN L MARSDEN and acknowledged the foregoing instrument to be their voluntary act and deed.



Connie Jo Dusan  
Notary Public of Oregon  
My commission expires: Nov 9, 2020

Exhibit A

A tract of land in Government Lot 1 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at the Northwest corner of said Section 5; thence East 1908.8 feet along the North line of said Section, to an intersection with the centerline of the Riverside Spur Track of the Great Northern Railway Co.; thence South 21° 35' East, along said centerline, 657.83 feet; thence South 68° 25' West 22.5 feet to the Northeast corner of a tract of land conveyed to the Natural Gas Corporation of Oregon by Deed recorded October 27, 1930 in Deed Book 93, Page 171, Microfilm Records of Klamath County, Oregon; thence South 68° 25' West 68.19 feet; thence North 14° 00' West 103 feet; thence North 87° 00' East 28.6 feet to a line parallel and 50.00 feet Southwesterly of the centerline of said Spur Track and is the right of way boundary of said Spur Track and is the true beginning of this description; thence North 21° 35' West 370 feet, more or less, along said right of way boundary to a point of intersection with a line lying 205.0 feet South and parallel to the North line of Section 5; thence West 246.0 feet along said line parallel to the North line of Section 5 to an intersection with the Easterly boundary of the right of way of the Klamath Falls-Ashland Highway; thence South 14° 30' East 199.8 feet; thence South 23° 50' East 74.2 feet to the centerline of a certain roadway easement, 24 feet in width as reserved in deed recorded August 17, 1955 in Deed Book 276, Page 484, Deed Records of Klamath County, Oregon; thence North 81° 40' East along said centerline 113.5 feet; thence Southeasterly on said centerline along a 32° curve to the right through an angle of 67° 24' for a distance of 210.6 feet; thence Southeasterly on said centerline and tangent to said curve to a point in the Southerly boundary of said tract formerly owned by The Great Northern Railway and the true beginning of this description.

CODE 004 MAP 3909-005BA TL 00300 KEY #531632



EXHIBIT "B" TO ALL-INCLUSIVE TRUST DEED

THIS TRUST DEED IS AN ALL-INCLUSIVE TRUST DEED AND IS SECOND AND SUBORDINATE TO A DEED OF TRUST RECORDED IN BOOK M-04 AT PAGE 78847 IN FAVOR OF WELLS FARGO BANK AS BENEFICIARY / MORTGAGEE, WHICH SECURES THE PAYMENT OF A NOTE THEREIN MENTIONED. JAMES C. MARSDEN AND ROBIN L. MARSDEN, THE BENEFICIARY(IES) HEREIN, AGREE TO PAY, WHEN DUE, ALL PAYMENTS DUE UPON THE SAID NOTE IN FAVOR OF WELLS FARGO BANK AND WILL SAVE GRANTOR(S) HEREIN, TOM LUNA, HARMLESS THEREFROM. SHOULD THE SAID BENEFICIARY(IES) HEREIN DEFAULT IN MAKING THE PAYMENTS DUE UPON SAID PRIOR NOTE AND TOM LUNA, GRANTOR(S) HEREIN MAY MAKE SAID DELINQUENT PAYMENTS AND ANY SUMS SO PAID BY GRANTOR(S) HEREIN SHALL THEN BE CREDITED UPON THE SUMS NEXT TO BECOME DUE UPON THE NOTE WHICH IS SECURED BY THIS ALL-INCLUSIVE TRUST DEED.

Jim R. L.M. (Initials of Beneficiary(ies))  
[Signature] (Initials of Grantor(s))