

AmeriTitle
NTO 199449 AM

BARGAIN AND SALE DEED

2017-013907
Klamath County, Oregon
12/06/2017 09:17:00 AM
Fee: \$47.00

Grantor's Name & Address:
NORMAN H. SCHROTH, TRUSTEE OF THE NORMAN H. SCHROTH LIVING TRUST
C/O GEORGE ANDERSON, Attorney at Law for Norman H. Schroth
PO BOX 1090
HERMISTON OR 97838-3090

Grantee's Name and Address:
ROBERT FARRA, SUCCESSOR TRUSTEE OF THE NORMAN H. SCHROTH LIVING TRUST
2651 SW Vista Ave., Portland, OR 97201

After recording return to:
ANDERSON HANSELL PC
PO BOX 1090
HERMISTON OR 97838-3090

Until a change is requested, all tax statements shall be sent to the following address:
Robert Farra, Successor Trustee of the Norman H. Schroth Living Trust, PO Box 841, Hermiston, OR 97838

(Space Reserved for Recorder's Use)

Consideration: \$-0-; conveyance to successor trustee

Norman H. Schroth, the trustee of the Norman H. Schroth Living Trust, hereby grants, bargains, and conveys to Robert Farra, Successor Trustee of the Norman H. Schroth Living Trust, the real property described on the attached EXHIBIT A, free of encumbrances, situated in Klamath County, Oregon. This property's tax account and tax lot number are as follows:

(Klamath County Code/Map Information: Account #R171744, Map No. R-3809-020CD-00200-000)

The true and actual consideration for this conveyance is \$-0-; It is a conveyance from the initial trustee of the trust to the successor trustee of the trust.

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.

DATED 11-28, 2017.

X Norman H. Schroth
Norman H. Schroth, Trustee of the Norman H. Schroth Living Trust

STATE OF OREGON
County of Umatilla

This instrument was acknowledged before me on Nov-28, 2017, by Norman H. Schroth, Trustee of the Norman H. Schroth Living Trust.

George Leonard Anderson
Notary Public for Oregon NOTARY SEAL
lg\Aschroth, Norm\Deed Norm to Bob Farra

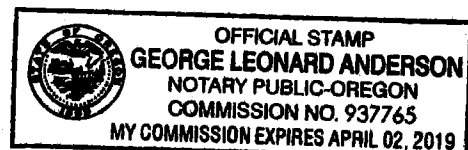


EXHIBIT 'A'

A tract of land situated in the SE1/4 SW1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of Sacramento and Biehn Streets; thence East along the North line of Sacramento Street 15 feet to the true point of beginning; thence continuing East along said Northerly line 241 feet; thence North parallel to Biehn Street 300 feet; thence West parallel to Sacramento Street 256 feet to the East line of Biehn Street; thence South along the Easterly line of Biehn Street 150 feet; thence East 15 feet; thence South parallel to the East line of Biehn Street 150 feet to the point of beginning.

Excepting therefrom that portion described as follows:

A parcel of land being a portion of Lots 8, 9, 10, 11 and 12, Block 44, Lakeview Addition to the City of Klamath Falls, Oregon, being a portion of those lots conveyed by deed from Abner Weed to the Klamath Development Company, recorded in Book 28, page 295, Deed Records of Klamath County, Oregon, described as follows: Beginning at the Southwest corner of Lot 8, Block 44, Lakeview Addition to the City of Klamath Falls, Oregon; running thence East along the Southerly line of Lot 8, a distance of 15.0 feet, more or less; thence North $0^{\circ} 21'$ East across Lots 8, 9, 10, 11 and 12, Block 44, Lakeview Addition to the City of Klamath Falls, Oregon, a distance of 250.07 feet, more or less, to the Northerly line of said lot 12; thence west along the Northerly line of said Lot 12, a distance of 21.5 feet to the Northwest corner of said Lot 12; thence South along the Westerly line of Lots 12, 11, 10, 9 and 8, a distance of 250.0 feet, more or less, to the point of beginning