

2017-014197

Klamath County, Oregon



00214629201700141970020024

12/14/2017 10:53:39 AM

Fee: \$47.00

**After recording, return to:**

Brandsness, Brandsness & Rudd, P.C.  
Attorneys at Law  
411 Pine Street  
Klamath Falls, OR 97601

**Send tax statements to:**

Janice E. Wachter and  
Joseph V. Wachter, II  
2711 Front Street  
Klamath Falls, OR 97601

**Grantor:**

Janice E. Wachter, Trustee of the  
Ricards 1990 Trust  
2711 Front Street  
Klamath Falls, OR 97601

**Grantee:**

Janice E. Wachter and  
Joseph V. Wachter, II  
2711 Front Street  
Klamath Falls, OR 97601

**BARGAIN AND SALE DEED**

Janice E. Wachter, Trustee of the Ricards 1990 Trust, Grantor, whose address is 2711 Front Street, Klamath Falls, OR 97601, conveys to Janice E. Wachter and Joseph V. Wachter, II, as tenants by the entirety, Grantee, whose address is 2711 Front Street, Klamath Falls, OR 97601, its interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Refer to Exhibit A, attached hereto and incorporated by this reference.

The true and actual consideration for this transfer is \$0.00.

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.

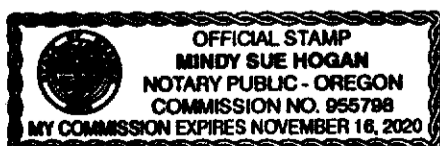
DATED this 12<sup>th</sup> day of December, 2017.

Janice E. Wachter  
Janice E. Wachter, Trustee of the  
Ricards 1990 Trust, Grantor

STATE OF OREGON     )  
                                      ) ss.  
County of Klamath     )

Personally appeared before me this 12<sup>th</sup> day of December, 2017, the above-named Janice E. Wachter, Trustee of the Ricards 1990 Trust, Grantor, and acknowledged the foregoing instrument to be her voluntary act.

Mindy Sue Hogan  
Notary Public for Oregon  
My Commission expires: 11/16/2020



## EXHIBIT 'A'

A tract of land situated in the NW1/4 of Section 6, Township 39 South, Range 11, East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a point on the Southwesterly right of way line of the Bonanza-Dairy Highway, from which the section corner common to Sections 5, 6, 7 and 8, of said Township and Range, bears South 35°07'15" East 5695.43 feet; thence South 41°39'13" West 255.74 feet; thence South 35°16'04" East 188.46 feet; thence South 26°46'50" East 586.15 feet; thence Southerly 235 feet, more or less, to an iron pin being the Northeast corner of that tract of land described as the exception from Parcel 3 in Deed Volume M78-13640 of the Klamath County deed records; thence along the Northerly line of said exception North 89°38' West 2218.77 feet to the West line of said NW1/4; thence Northerly to the Northwest corner of said Section 6; thence Easterly along the North line of said NW1/4 to the Southwesterly right of way line of said Bonanza-Dairy Highway; thence Southeasterly along said right of way to the point of beginning.