



00214798201700143460030039

## BARGAIN AND SALE DEED

12/18/2017 08:24:13 AM

Fee: \$52.00

KNOW ALL MEN BY THESE PRESENTS, that **CONSTANCE S. and/or THOMAS R. DODGE**, hereinafter referred to as "**GRANTOR**," for the consideration hereinafter stated, do hereby GRANT, BARGAIN, SELL and CONVEY unto **THOMAS R. DODGE and CONSTANCE S. DODGE, Co-Trustees or successors of the THOMAS & CONNIE DODGE FAMILY TRUST DATED December 8, 2017**, by and between Thomas R. Dodge and Constance S. Dodge, as Settlers, and Thomas R. Dodge and Constance S. Dodge, as initial Trustees, or successor Trustees, hereinafter referred to as "**GRANTEE**," and unto Grantee's successors and assigns, all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Please see attached Exhibit A for Legal Description

SUBJECT TO: All liens, encumbrances, easements and restrictions of record.

To have and to hold the same unto the said Grantee and Grantee's successors and assigns forever.

The true and actual consideration for this transfer stated in terms of dollars is none; however, the actual consideration consists of or includes other property or value given or promised, which is the whole consideration.

**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, AND 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**

After Recording Return to:  
Peterson & Prause L.L.P.  
P.O. Box 827  
McMinnville, Oregon 97128

Until a change is requested, all tax statements  
shall be sent to the following address:  
No change results from this transfer

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 8th day of December, 2017.

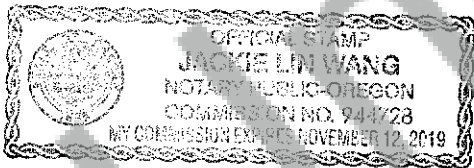
Thomas R. Dodge  
Thomas R. Dodge

Constance S. Dodge  
Constance S. Dodge

STATE OF OREGON           )  
  ) ss.  
County of Yamhill        )

The above and foregoing BARGAIN AND SALE DEED was acknowledged before me by **THOMAS R. DODGE** this 8th day of December, 2017.

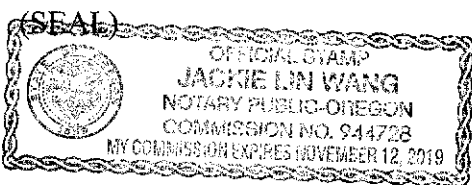
(SEAL)



Jackie Wang  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: Nov 12, 2019

STATE OF OREGON           )  
  ) ss.  
County of Yamhill        )

The above and foregoing BARGAIN AND SALE DEED was acknowledged before me by **CONSTANCE S. DODGE** this 8th day of December, 2017.



Jackie Wang  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: Nov 12, 2019

**Parcel #21 PINE CONE ADDITION:**

Starting from the NW corner NE1/4SW1/4, Section 3, T. 36 S., R. 6 E., W. M.; thence S 09°50'E, a distance of 60.05 feet; thence S 2°36'12"W, a distance of 485.33 feet; thence East, a distance of 285.41 feet to an iron pin, the point of beginning; thence S 18°47'58"E, a distance of 194.64 feet to an iron pin; thence northeasterly, on the northerly side of the county road, along a curve left having a radius of 543 feet, a distance of 90 feet to an iron pin; thence N 28°17'46"W, a distance of 173.82 feet to an iron pin; thence southwesterly along a curve right having a radius of 90 feet, a distance of 28.60 feet to an iron pin; thence West, a distance of 34.69 feet more or less to the point of beginning.

SUBJECT TO the following building and use restrictions, to-wit:

- (1) That grantees will not suffer or permit any unlawful, unsightly or offensive use to be made of said premises nor will they suffer or permit anything to be done thereon which may be or become a nuisance or annoyance to the neighborhood.
- (2) That said premises will be developed, sold and used solely as residence or summer home sites.
- (3) That the foregoing restrictions shall run with and bind the above described real property for the benefit of all lots in Sportsman Park, First Addition to Sportsman Park, Second Addition to Sportsman Park, Third Addition to Sportsman Park and Pelican Acres and for the benefit of all other lands in Sec. 3, Twp. 36 S. R. 6 E.W.M., Klamath County, Oregon, now owned by grantors or grantees or by both of them, and the grantees, their heirs, or assigns covenant and agree to observe and comply with said restrictions.

EXHIBIT

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