

2018-002540

Klamath County, Oregon



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Fee: \$47.00

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After recording, return to:

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

Send tax statements to:

Gary D. Orem and Janie M. Orem
Trustees of the Gary and Janie Orem Trust
19980 Highway 50
Merrill, OR 97633

Grantor:

Gary D. Orem and Janie M. Orem
Trustees of the Gary and Janie Orem Trust
19980 Highway 50
Merrill, OR 97633

Grantee:

Gary D. Orem and Janie M. Orem
Trustees of the Gary and Janie Orem Trust
19980 Highway 50
Merrill, OR 97633

BARGAIN AND SALE DEED

Gary D. Orem and Janie M. Orem, Trustees of the Gary and Janie Orem Trust, as Grantor, conveys to Gary D. Orem and Janie M. Orem, Trustees of the Gary and Janie Orem Trust, as Grantee, 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 1st day of March, 2018.

Gary D. Orem, Trustee of the
Gary and Janie Orem Trust, Grantor

Janie M. Orem, Trustee of the
Gary and Janie Orem Trust, Grantor

STATE OF OREGON, County of Klamath) ss.

Personally appeared before me this 1st day of March, 2018, the above-named Gary D. Orem and Janie M. Orem, Trustees of the Gary and Janie Orem Trust, Grantor, and acknowledged the foregoing instrument to be their voluntary act.

Notary Public for Oregon

My Commission expires: 1/25/2020



Exhibit A - Resultant

An area of land in the Southeast quarter of Section 4, Township 34 South, Range 7 East, Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

The land described as Parcel 1 in Klamath County Deed Document No. 2013-002702, excepting therefrom:

Beginning at a 1.5" iron pipe marking the Northeast corner of Lot 24, Block 1, Idlerest; thence along the East line of said Lot 24 South $35^{\circ}34'38''$ West 9.75 feet to a 5/8" iron rod; thence leaving said East line North $89^{\circ}24'02''$ West 85.09 feet to a 5/8" iron rod on the centerline of vacated Willow Way; thence along said centerline North $17^{\circ}23'35''$ East for 8.34 feet to a 5/8" iron rod marking the intersection of said centerline and the Westerly projection of the North line of said Lot 24; thence continuing along said Westerly projection and said North line South $89^{\circ}24'02''$ East 88.26 feet to the point of beginning.