



THIS SPACE RESERVED FOR

2018-004557  
Klamath County, Oregon  
04/16/2018 11:17:01 AM  
Fee: \$47.00

Owen W. MacPhee and Neva K. MacPhee, Trustees of the  
Owen W. MacPhee Family Trust dated March 20, 2008

160 BROOKE LN  
GRANTB PASS OR 97527

Grantor's Name and Address

Mario Marsh and Erlyn Marsh

4890 Lower Grave Creek Rd.  
Wolf Creek OR 97497

Grantee's Name and Address

After recording return to:

Mario Marsh and Erlyn Marsh

4890 Lower Grave Creek Rd.  
Wolf Creek OR 97497

Until a change is requested all tax statements  
shall be sent to the following address:  
Mario Marsh and Erlyn Marsh

**231598AM**

### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

**Owen W. Macphee and Neva K. MacPhee, Trustees of the Owen W. MacPhee Family Trust dated March 20, 2008,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

**Mario Marsh and Erlyn Marsh, Husband and Wife,**

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 the County of **Klamath**, State of Oregon, described as follows, to wit:

**Tract 92 and a portion of Tract 93 of YALTA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, that portion of Tract 93 described as follows:**

**Beginning at the SE corner of said Tract 93, the North along the East boundary line of said Tract 93 a distance of 15 feet to a point; thence West and parallel to the South line of said Tract a distance of 91 feet to a point; thence South and parallel to the East line of said Tract a distance of 15 feet to the South line of said Tract; thence East along said South line a distance of 91 feet to the point of beginning.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

The true and actual consideration paid for this transfer, stated in terms of dollars, is **to convey title**.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

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.

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.

In Witness Whereof, the grantor has executed this 11 day of APRIL, 2018, if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Owen W. MacPhee, TTEE  
Owen W. MacPhee, Trustee

Neva K. MacPhee, TTEE  
Neva K. MacPhee, Trustee

State of Oregon } ss  
County of Josephine }

On this 11 day of April, 2018, before me, Deniene M. Romero a Notary Public in and for said state, personally appeared Owen W. MacPhee and Neva K. MacPhee, Trustees of the Owen W. MacPhee Family Trust dated March 20, 2008, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Deniene M. Romero  
Notary Public for the State of Oregon  
Residing at: Medford  
Commission Expires: March 12, 2022

