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2018-008368

Klamath County, Oregon



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07/13/2018 11:53:34 AM

Fee: \$87.00

After recording, return to :  
Brandsness, Brandsness & Rudd, P.C.  
Attorneys at Law  
411 Pine Street  
Klamath Falls, OR 97601

Send tax statements to:  
Willard D. Dryden and Valda I. Dryden,  
Trustees of the Dryden Trust  
2640 Homedale Road  
Klamath Falls, OR 97603

**Grantor:**

Willard Douglas Dryden and Valda Irene Dryden  
2640 Homedale Road  
Klamath Falls, OR 97603

**Grantee:**

Willard D. Dryden and Valda I. Dryden,  
Trustees of the Dryden Trust  
2640 Homedale Road  
Klamath Falls, OR 97603

**BARGAIN AND SALE DEED**


Willard Douglas Dryden and Valda Irene Dryden, husband and wife, as Grantors, whose address is 2640 Homedale Road, Klamath Falls, OR 97603, conveys to Willard D. Dryden and Valda I. Dryden, Trustees of the Dryden Trust, as Grantee, whose address is 2640 Homedale Road, Klamath Falls, OR 97603, their interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

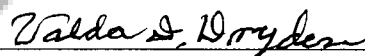
See Exhibit A, attached hereto and incorporated by this reference.

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.

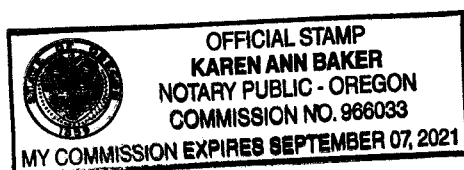
DATED this 11<sup>th</sup> day of July, 2018.

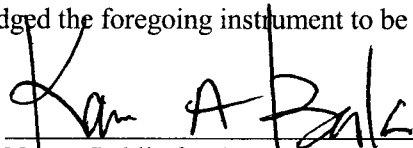
  
Willard Douglas Dryden, Grantor

  
Valda Irene Dryden, Grantor

STATE OF OREGON, County of Klamath) ss.

Personally appeared before me this 11 day of July, 2018, the above-named Willard Douglas Dryden and Valda Irene Dryden, Grantors, and acknowledged the foregoing instrument to be their voluntary act.



  
Notary Public for Oregon  
My Commission expires: 9-7-2021

## Exhibit A

Real property located at 2640 Homedale Road, Klamath Falls, Klamath County, Oregon, more commonly described as follows:

That portion of Tract 1 – Bailey Tracts described as follows:

Beginning at the Northeasterly corner of Tract Number One, Bailey Tracts, said corner being a point in the Westerly line of the Homedale Road, which point bears South 0°02'30" East 1329.05 feet, and North 89°52' East 1307.5 feet from the center of Section 2, Township 39 South, Range 9 East, W.M.; thence South 0°02' West along the Westerly line of said Homedale Road 122.5 feet; thence South 89°52' West 308.55 feet to a point on the Westerly line of said Tract One, Bailey Tracts; thence North 0°02' East along said Westerly line of Tract One, 122.5 feet to the Northwest corner of said Tract One; thence North 89°52' East along the Northerly line of said Tract One, 308.55 feet to point of beginning, containing 67 acres, more or less.

Subject to contract and/or lien for irrigation and/or drainage, easements and rights of way of record and apparent on the land; rules, regulations, and assessments of South Suburban Sanitary District, and to taxes for current fiscal year.

Code No. 041 Account No. R522303 Map No. 3909002-DC-00100