

2018-014706

Klamath County, Oregon

12/07/2018 12:07:01 PM

Fee: \$92.00

AFTER RECORDING RETURN TO:

Katherine O. VanZanten
Cable Huston LLP
1001 SW 5th Avenue, Suite 2000
Portland, Oregon 97204

UNTIL A CHANGE IS REQUESTED,
ALL TAX STATEMENTS SHALL BE
SENT TO THE FOLLOWING ADDRESS:

No Change

STATUTORY BARGAIN AND SALE DEED
(ORS 93.860)

TERRY L. GUTHRIE and DENISE A. GUTHRIE, husband and wife, Grantors, convey and warrant to TERRY L. GUTHRIE and DENISE A. GUTHRIE, Trustees of the GUTHRIE FAMILY TRUST dated November 29th, 2018, Grantees, the real property in the County of Klamath and State of Oregon, as specifically described on the attached Exhibit A:

The true and actual consideration for this conveyance is \$0 for estate planning purposes, for the benefit of the grantor.

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 29th day of November, 2018.

GRANTORS:

Terry L. Guthrie
Terry L. Guthrie

Denise A. Guthrie
Denise A. Guthrie

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me on this 29 day of November 2018, by **Terry L. Guthrie.**



Angela Kay Garcia
NOTARY PUBLIC FOR OREGON
My Commission Expires: June 2, 2019

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me on this 29 day of November 2018, by **Denise A. Guthrie.**



Angela Kay Garcia
NOTARY PUBLIC FOR OREGON
My Commission Expires: June 2, 2019

EXHIBIT "A" – Legal Description

A tract of land situated in Block 3 HODGES ADDITION TO MERRILL and in Tract 18, MERRILL TRACTS, in the SW1/4 SE1/4 of Section 2, Township 41 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a one-half inch iron pin on the Southeast corner of said Block 3, Hodges Addition to Merrill; thence West along the South line of said Block 3 a distance of 13.86 feet to a three quarter inch iron pin on the Southwest corner of said Block 3; said point also being the Southeast corner of said Tract 18, of Merrill Tracts; thence continuing West along the South line of said Tract 18 a distance of 121.14 feet to a point; thence North $00^{\circ}25'$ West parallel with the East line of said Block 3 a distance of 125.00 feet to a point; thence East parallel with the South line of said Tract 18 and said Block 3 a distance of 135.00 feet to a one-half inch iron pin on the East line of said Block 3; thence South $00^{\circ}25'$ East along the East line of said Block 3 a distance of 125.00 feet to the point of beginning.