

2018-015097

Klamath County, Oregon



00233411201800150970030033

12/18/2018 11:36:39 AM

Fee: \$92.00

Returned at Counter

BARGAIN AND SALE DEED

Stanley E. Thompson, Successor Trustee
Grantor

Stanley E. Thompson, et al
1147 Glazemeadow Street, NE
Salem, OR 97303
Grantee

After recording return to and
Send tax statements to:
Grantee

KNOW ALL MEN BY THESE PRESENTS, that STANLEY E. THOMPSON, Successor Trustee of the George E. Thompson and Alice J. Thompson, Revocable Living Trust, hereinafter called Grantor for the consideration hereinafter stated, does hereby grant, bargain sell and convey to STANLEY E. THOMPSON, JANET E. HAGGARD and MILDRED A. DEARING, as Tenants in Common, hereinafter called grantee, and unto grantees' heirs, successors and assigns all of their interest in that certain real property with the tenements, hereditments and appurtenances thereunto belonging or in any way appertaining to the following described real property herein in Klamath County, Oregon, to-wit:

Exhibit "A" attached hereto and incorporated herein by this reference.


MAP/TAX NO. 3910-03200-02502-000

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

The true consideration for this conveyance is other than money, assessed at \$436,660.00.

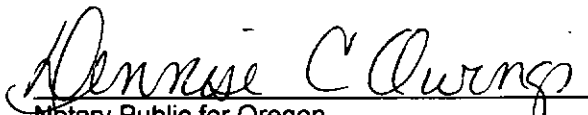
Dated this 10th day of December, 2018.

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.


Stanley E. Thompson, Successor Trustee

STATE OF OREGON)
County of Marion) ss.

On this 10 day of December, 2018, before me, Personally appeared, Stanley E. Thompson, Successor Trustee of the George E. Thompson and Alice J. Thompson Revocable Living Trust, to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her voluntary act and deed.


Notary Public for Oregon
My Commission Expires: 10-10-21

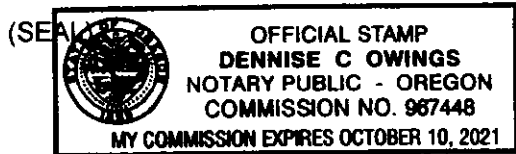


Exhibit "A"

All the following described real property situate in Klamath County, Oregon, to-wit:

Beginning at the Southeast corner of the SE1/4 SE1/4 of Section 31, Township 39 South, Range 10 East of the Willamette Meridian, running thence West on the South line of said Section 31 to the West line of Lot 7 said Section 31; thence North with meander line on the East said of Lost River to a point on said meander line 7 chains and 68 links North of said Section line; thence in an Easterly direction to the Northeast corner of the SE1/4 SE1/4 of said Section 31; thence South 20 chains to the place of beginning, being a portion of the S1/2 SE1/4 and Lot 7, Section 31, in Township 39 South, Range 10 East of the Willamette Meridian,

EXCEPTING therefrom such portions as have been heretofore deeded to the United States of America for canal rights of way,

ALSO EXCEPTING that portion thereof deeded to Great Northern Railway Company for railroad rights of way by deed dated June 10, 1931, and recorded on June 13, 1931, in Volume 95, page 454, records of Klamath County, Oregon.

SW1/4 SW1/4 of Section 32, Township 39 South, Range 10 East of the Willamette Meridian,
SAVING AND EXCEPTING that portion lying within the right of way of the "G" Canal.

NE1/4 NE1/4, Lots 7, 8 and 9 in Section 6, Township 40 South, Range 10 East of the Willamette Meridian,

SAVING AND EXCEPTING those portions deeded to the United States of America for canal purposes and to Great Northern Railway Company for railroad rights of way.

ALSO SAVING AND EXCEPTING that portion of the NE1/4 NE1/4 of Section 6, Township 40 South, Range 10 East of the Willamette Meridian lying East of the "G" Canal.

TOGETHER with an easement for purposes of ingress and egress twenty feet (20') in width along the Westerly portion of the NE1/4 NE1/4 of Section 6, Township 40 South, Range 10 East of the Willamette Meridian lying East of the "G" Canal extending on the North from Hill Road east of and along the "G" Canal to the South line of the above-mentioned NE1/4 NE1/4.

Subject to:

1. The assessment roll and the tax roll disclose that the within-described premises were specially assessed as farm land. Taxes for the year 1978-79 and possibly prior years have been deferred pursuant to ORS 308.370 to 308.403. These, plus earned interest, are due and payable when said reason for the deferment no longer exists.
2. Acreage and use limitations under provisions of United States Statutes and regulations issues thereunder.

3. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.
4. Rights of the Federal Government, the State of Oregon and the general public in any portion of the herein-described premises lying below the high water line of Lost River.
5. Agreement, including the terms and provisions thereof, by and between Stephen H. Griffith and Grace T. Griffith, and William E. Griffith and Ella G. Griffith to United States of America, dated October 26, 1908, and September 7, 1906, and recorded October 26, 1908 and October 4, 1906, in Deed Volume 25, page 322 and Deed Volume 21, page 252, Deed Records of Klamath County, Oregon, regarding releases of claims for damages during building or maintaining canals.
6. Waiver of Riparian Rights, including the terms and provisions thereof, given by John B. Griffith to the United States of America and Stephen H. Griffith to United States of America dated May 7, 1909, recorded Deed Records of Klamath County, Oregon.
7. Grant of Right of Way, including the terms and provisions thereof, given by W.E. Griffith, et al to Keno Power Co., dated August 2, 1926, in Volume 72, page 271, Deed Records of Klamath County, Oregon.
8. Reservations and restrictions in deed from Stephen H. Griffith and Grace T. Griffith, his wife, to G.B. Cozad, recorded in Volume 40, page 153, Deed Records of Klamath County, Oregon, as follows: "The grantors also reserve a private right of way covering not to exceed 20 feet in width extending from the northeast corner of the above-named section, south along the section line to the county road for the use of themselves and their employees."
9. Right of Way for pole line, including the terms and provisions thereof, given by Harry C. Chase et al to the California Oregon Power Company by deed dated February 6, 1929, recorded March 29, 1929, in Volume 85, page 485, Deed Records of Klamath County, Oregon.