

**2019-000139**

**Klamath County, Oregon**

01/04/2019 03:21:01 PM

Fee: \$97.00

**AFTER RECORDED, RETURN TO:**

Steven G. Bell  
Stoel Rives LLP  
760 SW Ninth Avenue, Suite 3000  
Portland, OR 97205

**UNTIL A CHANGE IS REQUESTED,  
SEND ALL TAX STATEMENTS TO:**

Michael G. Phillips, Trustee  
Nancy Anne Phillips, Trustee  
3812 SW Greenleaf Drive  
Portland, OR 97221

APNs: 3407-00200-00300-000 / Alt: R188193  
3407-00200-00300-000 / Alt: R874407  
3407-00200-00301-000 / Alt: R873505  
3407-00200-00600-000 / Alt: R188264

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SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY BARGAIN AND SALE DEED**

**MICHAEL GREGORY PHILLIPS and NANCY ANNE PHILLIPS, as tenants by the entirety, Grantors, convey to MICHAEL G. PHILLIPS, TRUSTEE OF THE MICHAEL G. PHILLIPS TRUST DATED DECEMBER 14, 2018, as to an undivided one-half interest, and to NANCY ANNE PHILLIPS, TRUSTEE OF THE NANCY ANNE PHILLIPS TRUST DATED DECEMBER 14, 2018, as to an undivided one-half interest, Grantees, the real property located in Klamath County, Oregon, described as follows:**

SEE ATTACHED EXHIBIT "A."

The true consideration for this conveyance is ZERO DOLLARS (\$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.

IN WITNESS WHEREOF, Grantors have executed this Statutory Bargain and Sale Deed this 14th day of December, 2018.

GRANTORS:

Michael Gregory Phillips  
Michael Gregory Phillips

Nancy Anne Phillips  
Nancy Anne Phillips

STATE OF OREGON                     )  
  )ss.  
COUNTY OF MULTNOMAH        )

This instrument was acknowledged before me on December 14, 2018, by Michael Gregory Phillips.

we  
Notary Public - State of Oregon

STATE OF OREGON                     )  
  )ss.  
COUNTY OF MULTNOMAH        )



This instrument was acknowledged before me on December 14, 2018, by Nancy Anne Phillips.



we  
Notary Public - State of Oregon

**EXHIBIT A**  
**(LEGAL DESCRIPTION)**

**PARCEL 1:**

A PIECE OR PARCEL OF LAND SITUATE IN SECTION 2, TOWNSHIP 34 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON, BEGIN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A BRASS CAP MONUMENT MARKING THE 1/4 SECTION CORNER COMMON TO SECTIONS 2 AND 11, TOWNSHIP 34 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON; THENCE NORTH 89°44'00" WEST ALONG THE SECTION LINE 110.00 FEET TO ITS INTERSECTION WITH THE CENTERLINE OF A CREEK; THENCE IN A GENERAL NORTHERLY AND WESTERLY DIRECTION ALONG THE THREAD OF SAID CREEK, AS DETERMINED DURING RECORDED SURVEY NO. 1987, TO A POINT ON THE EASTERLY BOUNDARY 37.00 FEET TO A POINT MARKED BY A 5/8" IRON PIN; THENCE NORTH 5°08'41" WEST 404.35 FEET TO A POINT MARKED BY A 5/8" IRON PIN; THENCE SOUTH 84°51'19" WEST 300.00 FEET TO A POINT ON THE WEST LINE OF THE E1/2 SW1/4 OF SAID SECTION 2; THENCE NORTH 5°08'41" WEST ALONG SAID WEST LINE OF THE E1/2 SW1/4 865.57 FEET TO A POINT; THENCE SOUTH 89°47'23" EAST 1975.59 FEET TO A POINT; THENCE NORTH 4°34'16" WEST 442.20 FEET TO A POINT ON THE EAST-WEST CENTERLINE OF SAID SECTION 2, MARKED BY A 5/8" IRON PIN; THENCE SOUTH 89°48'03" EAST ALONG SAID EAST-WEST CENTERLINE 764.73 FEET TO A 5/8" IRON PIN MARKING THE CENTER EAST 1/16TH CORNER OF SAID SECTION 2; THENCE SOUTH 1°54'32" EAST, ALONG THE EAST LINE OF THE W1/2 SE1/4 OF SAID SECTION 2, 2643.39 FEET TO A 5/8" IRON PIN MARKING THE EAST 1/16TH CORNER COMMON TO SECTIONS 2 AND 11; THENCE NORTH 89°44'00" WEST ALONG THE SOUTH LINE OF SAID SECTION 2, 1297.58 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

**EXCEPTING THEREFROM:**

A PARCEL OF LAND SITUATE IN THE SOUTH ONE HALF OF SECTION 2, TOWNSHIP 34 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NW1/4 SE1/4 OF SAID SECTION 2; THENCE NORTH 89°48'03" WEST ALONG THE EAST-WEST CENTER OF SECTION LINE, 764.73 FEET; THENCE LEAVING SAID CENTER OF SECTION LINE SOUTH 04°34'16" EAST, 442.30 FEET; THENCE NORTH 89°47'23" WEST, 655.94 FEET TO A POINT ON THE NORTH-SOUTH CENTER OF SAID SECTION LINE; THENCE SOUTH 94°34'16" EAST ALONG SAID CENTER OF SECTION LINE 935.92 FEET; THENCE LEAVING SAID CENTER OF SECTION LINE EAST, 1356.45 FEET TO A POINT ON THE EAST LINE OF THE WEST ONE-HALF OF THE SE1/4 OF SAID SECTION 2; THENCE NORTH 01°54'32" WEST ALONG SAID EAST LINE, 1369.53 FEET TO THE POINT OF BEGINNING.

**PARCEL 2:**

A PARCEL OF LAND SITUATE IN THE SOUTH ONE HALF OF SECTION 2, TOWNSHIP 34 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NW1/4 SE1/4 OF SAID SECTION 2; THENCE NORTH 89°48'03" WEST ALONG THE EAST-WEST CENTER OF SECTION LINE, 764.73 FEET; THENCE LEAVING SAID CENTER OF SECTION LINE SOUTH 04°34'16" EAST, 442.30 FEET; THENCE NORTH 89°47'23" WEST, 655.94 FEET TO A POINT ON THE NORTH-SOUTH CENTER OF SAID SECTION LINE; THENCE SOUTH 04°34'16" EAST ALONG SAID CENTER OF SECTION LINE 935.92 FEET; THENCE LEAVING SAID CENTER OF SECTION LINE EAST, 1356.45 FEET TO A POINT ON THE EAST LINE OF THE WEST ONE HALF OF THE SE1/4 OF SAID SECTION 2; THENCE NORTH 01°54'32" WEST ALONG SAID EAST LINE, 1369.53 FEET TO THE POINT OF BEGINNING.