

**2019-000157**

**Klamath County, Oregon**

**01/07/2019 11:48:01 AM**

**Fee: \$92.00**

AFTER RECORDING RETURN TO:

Katherine O. VanZanten  
Cable Huston LLP  
1001 SW 5<sup>th</sup> 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 GUTHRIE and DENISE A. GUTHRIE, as tenants by the entirety, Grantors, convey and warrant to TERRY L. GUTHRIE and DENISE A. GUTHRIE, Trustees of the GUTHRIE FAMILY TRUST dated November 29, 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 29<sup>th</sup> day of November, 2018.

GRANTORS:

Terry L Guthrie  
Terry Guthrie

Denise A Guthrie  
Denise A. Guthrie

STATE OF OREGON    )  
                                  ) ss.  
County of Klamath    )

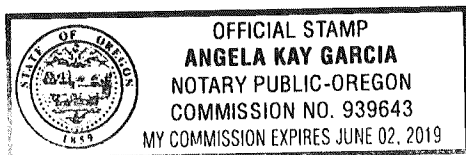
This instrument was acknowledged before me on this 29 day of November 2018, by  
**Terry Guthrie.**



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**

That portion of the NE1/4 of the SE1/4 of Section 5, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the point of intersection of the centerline of Transformer Road with the East line of said Section 5; thence South 91 yards to a point; thence West 89 yards to a point; thence North 91 yards to the center of Transformer Road; thence East 89 yards to the point of beginning.

EXCEPTING THEREFROM that portion thereof lying within the boundaries of Transformer Road.