## BARGAIN AND SALE DEED

Colleen M. Parker and Stanley D. Parker 8866 SW Abalone St., South Beach, Oregon 97366 - GRANTORS

Colleen M. Parker and Stanley D. Parker Trustees of the Parker Family Revocable Living Trust, dated January 3, 2003, 8866 SW Abalone St. South Beach, Oregon 97366

- GRANTEES

After recording return to:
Denise Soto, Attorney at Law
P. O. Box 1045
Albany, OR 97321-0404

<u>Until requested otherwise send all tax statements to:</u>
Colleen M. Parker and Stanley D. Parker, Trustees
8866 SW Abalone St.
South Beach, Oregon 97366

## 2019-000580 Klamath County, Oregon



01/22/2019 10:17:45 AM

Fee: \$87.00

## BARGAIN AND SALE DEED

Colleen M. Parker and Stanley D. Parker, wife and husband, Grantors, convey to Colleen M. Parker and Stanley D. Parker, as Trustees of the Parker Family Revocable Living Trust, dated January 3, 2003, Grantees, all of their undivided 1/4<sup>TH</sup> interest in the following described real property commonly known as the Cabin in Klamath County, Oregon:

See attached "Exhibit 1."

Subject to all easements, restrictions, and covenants herein and all other matters of record.

The true and actual consideration for this transfer is \$ - 0 - (Estate Planning).

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.

OFFICIAL STAMP
DENISE B. SOTO
NOTARY PUBLIC-OREGON
COMMISSION NO. 961440
MY COMMISSION EXPIRES APRIL 09, 2021

DATED: January 16, 2019.

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Colleen M. Parker

STATE OF OREGON

) ss.

County of Linn

The foregoing instrument was acknowledged before me on January 16, 2019 by Stanley D. Parker and Colleen M. Parker.

Notary Public for Oregon

## EXHIBIT 1

A Parcel of Land lying in the N1/2NE1/4SW1/4 of Section 35, Twp. 35 S., R. 14E., W.M., Klamath County, Oregon, more particularly described as follows: Starting at the NE Corner of the SW<sub>1/4</sub> of said Section, which Corner is marked by a Brass Cap set in a mound of stone (labeled "CTR1/4SC, S35, 3641"); Thence South 0° 54' East along the Easterly Boundary of the SW1/4 288.75 feet more or less to the Right and Northerly bank of the North Fork of Sprague River; Thence South 0°54" East along the Easterly Boundary of the SW1/4 to its intersection with the Medial Line of the North Fork of Sprague River, which intersection is the True Point of Beginning of this description; Thence South 0°54' East along the Easterly Boundary of the SW1/4 to the SE Corner of the NE1/4 NE1/4SW1/4 of said Section, which Corner lies 226.71 Feet Southerly from the Left (South) Bank of the North Fork of Sprague River, and which corner is monumented by a Brass Cap set in a mound of stone (labeled "1/32 GANONG 3641"); Thence South 89°59' West along the South Line of the N1/2NE1/4SW1/4 726.0 feet; Thence North 0°50'30" West 226.71 feet; Thence North 89°59' East 264 feet; Thence South 30° East to the Medial Line of the North Fork of Sprague River; Thence Easterly and Upstream along said Medial Line of the North Fork of Sprague River to the True Point of Beginning. The Parcel to which the above description applies contains 4.10 acres, more or less.

Together with that certain nonexclusive easement for ingress and egress dated December 12, 1977, and recorded in Vol. M-77 at page 24155 of the Deed Records of Klamath County, Oregon, which said Easement is subject to an unrecorded Agreement dated December 12, 1977, made by and between Frank F. Ganong and William Ganong, Jr., and Francis S. Landrum to which reference is hereby made for details;

SUBJECT TO: The Option to Repurchase and other provisions set forth in that certain Agreement dated July 20, 1977, made by and between Frank F. Ganong and William Ganong, Jr., and Francis S. Landrum, their heirs and devisees, to which reference is hereby made for details.