



04/12/2019 10:39:32 AM

Fee: \$87.00

After recording, return to :
Brandsness, Brandsness & Rudd, P.C.
Attorneys at Law
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:
Gerald R. Noble and Catherine E. Noble,
Trustees of the Noble North Trust
7786 Blue Gill Road
Klamath Falls, OR 97603

Returned at Counter

Grantor:

Gerald Noble and Catherine Noble
7786 Blue Gill Road
Klamath Falls, OR 97603

Grantee:

Gerald R. Noble and Catherine E. Noble,
Trustees of the Noble North Trust
7786 Blue Gill Road
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

Gerald Noble and Catherine Noble, husband and wife, as Grantors, whose address is 7786 Blue Gill Road, Klamath Falls, OR 97603, conveys to Gerald R. Noble and Catherine E. Noble, Trustees of the Noble North Trust, as Grantee, whose address is 7786 Blue Gill Road, Klamath Falls, OR 97603, their interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

See Exhibit A, attached hereto and incorporated by this reference.

The true and actual consideration for this transfer is \$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.

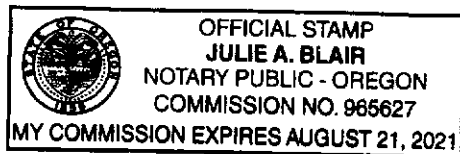
DATED this 2nd day of April, 2019.

Gerald Noble
Gerald Noble, Grantor

Catherine Noble
Catherine Noble, Grantor

STATE OF OREGON, County of Klamath) ss.

Personally appeared before me this 2nd day of April, 2019, the above-named Gerald Noble and Catherine Noble, Grantors, and acknowledged the foregoing instrument to be their voluntary act.



Julie A. Blair
Notary Public for Oregon
My Commission expires: 8/21/2021

Exhibit A

Real property located at 7786 Blue Gill Road, Klamath Falls, Klamath County, Oregon, more commonly described as follows:

Lot 1, Block 1, RIVER RANCH ESTATES, in the County of Klamath, State of Oregon.

Subject, however, to the following:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath irrigation District.

2. Easement, including the terms and provisions thereof, from C.C. Lewis, et ux., to United States of America to overflow all that portion of the above described land lying below the contour having an elevation of 4,092 feet above sea level which may hereafter be flooded by the back water of Lost River diversion Dam of the Klamath Project, and release of damages that have accrued or may hereafter accrue, as recorded on page 36 of Volume 91, Deed Records of Klamath County, Oregon.

3. Restrictions, but omitting restrictions, if any based on race, color, religion or national origin, as shown on the recorded plat of River Ranch Estates.

4. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion, or national origin, imposed by instrument, including the terms thereof, recorded July 11, 1966 in Book M-66, Page 6958.