

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.  
620 Main Street  
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:

Donald "Lee" Bailey, Trustee of the  
Lincoln Rudolph Gabriel Living Trust, UAD 10-16-17  
5319 Barry Avenue  
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS:

See Below

SEND TAX STATEMENTS TO:

Michael K. Reeves  
11329 West Abram Dr.  
Boise, ID 83713

2019-010335

Klamath County, Oregon



09/05/2019 02:13:20 PM

Fee: \$92.00

**BARGAIN AND SALE DEED**

**DONALD "LEE" BAILEY, TRUSTEE OF THE LINCOLN RUDOLPH GABRIEL LIVING TRUST, Dated 10-16-17, hereinafter referred to as grantor, conveys to:**

**GAYLE D ROSE CASTILLO, as to an undivided one-eighth (1/8<sup>th</sup>) interest, as a tenant in common**  
24 Weitzel  
Tijeras, NM;

**MYRA TROSKE, as to an undivided one-eighth (1/8<sup>th</sup>) interest, as a tenant in common**  
10708 E. Langell Valley Rd.  
Bonanza, OR 97623;

**HAZEL J. CHRIANSEN, TRUSTEE OF THE HAZEL J. CHRISTIANSEN LIVING TRUST, uad**  
**August 5, 2019, as to an undivided one-eighth (1/8<sup>th</sup>) interest, as a tenant in common**  
887 Van Ness Avenue  
Ferndale, CA 95536-9747;

**ROBERT KELLY O'NEILL, as to an undivided one-eighth (1/8<sup>th</sup>) interest, as a tenant in common**  
2877 19<sup>th</sup> Street  
Springfield, OR 97477;

**PATRICK "COREY" O'NEILL, as to an undivided one-eighth (1/8<sup>th</sup>) interest, as a tenant in common**  
39159 Woods Road  
Marcola, OR 97454;

**KENZY SOREN O'NEILL, as to an undivided one-eighth (1/8<sup>th</sup>) interest, as a tenant in common**  
2788 Ferndale Dr.  
Eugene, OR 97404;

**MICHAEL K. REEVES, as to an undivided one-eighth (1/8<sup>th</sup>) interest, as a tenant in common**  
11329 West Abram Dr.  
Boise, ID 83713;

and

**GEORGIA ANNE REEVES, as to an undivided one-eighth (1/8<sup>th</sup>) interest, as a tenant in common**  
2236 Jefferson Ct.  
Albany, OR 97322;

hereinafter collectively referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

**See Exhibit "A" attached hereto and incorporated herein by reference.**

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

IN WITNESS WHEREOF, the grantor has executed this instrument this 4 day of SEPT., 2019.

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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Donald Lee Bailey  
Donald "Lee" Bailey, Trustee of the  
Lincoln Rudolph Gabriel Living Trust  
Dated 10-16-17

STATE OF OREGON; County of Klamath ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 4 day of  
September, 2019, by Donald "Lee" Bailey, Trustee of the Lincoln Rudolph Gabriel  
Living Trust, Dated 10-16-17.



Kay Heath  
NOTARY PUBLIC FOR OREGON  
My Commission expires: 9-13-2022

**EXHIBIT "A"**

Attached to and made a part of that certain  
Bargain and Sale Deed wherein Donald "Lee Bailey, Trustee of the  
Lincoln Rudolph Gabriel Living Trust, Dated 10-16-17, is Grantor  
and Gayle DéRose Castillo, Myra Troske, Hazel Christiansen, Trustee, Robert Kelly O'Neill,  
Patrick "Corey" O'Neill, Kenzy Soren O'Neill, Michael K. Reeves and  
Georgia Anne Reeves are Grantee

**DESCRIPTION OF PROPERTY**

**SWAN LAKE PROPERTY**

That certain real property situated in the County of Klamath, State of Oregon,  
more particularly described as follows, to-wit:

**Parcel 1:**

All of the SE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 25, Township 37 South, Range 9 East of the  
Willamette Meridian, 40 acres, more or less.

Tax Account No. R377915; Map Tax Lot No. 3709-00000-08000-000

**Parcel 2:**

The W $\frac{1}{2}$ NE $\frac{1}{4}$  and the E $\frac{1}{2}$ E $\frac{1}{2}$ NW $\frac{1}{4}$  of Section 25, Township 37 South, Range 9  
East of the Willamette Meridian, 120 acres, more or less.

Tax Account No. R377924; Map Tax Lot No. 3709-00000-07600-000

**Parcel 3:**

The W $\frac{1}{2}$ E $\frac{1}{2}$ NW $\frac{1}{4}$  and E $\frac{1}{2}$ E $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 25, Township 37 South,  
Range 9 East of the Willamette Meridian, 50 acres, more or less.

Tax Account No. R377933; Map Tax Lot No. 3709-00000-07700-000

**Parcel 4:**

The NW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 25, Township 37 South, Range 9 East of the  
Willamette Meridian, 40 acres, more or less.

Tax Account No. R377942; Map Tax Lot No. 3709-00000-07800-000

**Parcel 5:**

The NW $\frac{1}{4}$ SW $\frac{1}{4}$ , W $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ , and W $\frac{1}{2}$ E $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 25,  
Township 37 South, Range 9 East of the Willamette Meridian, 70 acres, more or  
less.

Tax Account No. R377951; Map Tax Lot No. 3709-00000-07900-000

**Parcel 6:**

The NE $\frac{1}{4}$ SW $\frac{1}{4}$ ; and the NW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 25, Township 37 South, Range 9  
East of the Willamette Meridian, 80 acres, more or less.

Tax Account No. R377960; Map Tax Lot No. 3709-00000-08200-000