

Returned at Counter

2019-013017
Klamath County, Oregon



11/06/2019 02:29:57 PM

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:
Mark Trotman and Dawn M. Trotman,
Trustees of the Trotman Family Trust
P.O. Box 823
Merrill, OR 97633

Grantor:

Robert Trotman, Successor Trustee of the
Trotman Family Trust dated April 30, 2009
1060 SW King Avenue
Portland, OR 97205

Grantee:

Mark Trotman and Dawn M. Trotman,
Trustees of the Trotman Family Trust
P.O. Box 823
Merrill, OR 97633

BARGAIN AND SALE DEED

Robert Trotman, Successor Trustee of the Trotman Family Trust dated April 30, 2009, as Grantor, conveys to Mark Trotman and Dawn M. Trotman, Trustees of the Trotman Family Trust, as Grantee, its 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.

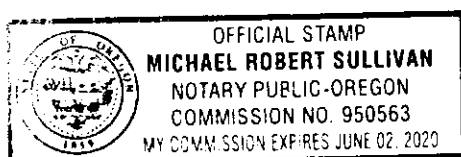
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 14 day of November, 2019.

Robert Trotman, Successor Trustee of the
Trotman Family Trust dated April 30, 2009,
Grantor

STATE OF OREGON)
) ss.
County of Multnomah)

Personally appeared before me this 15 day of November, 2019, the above-named Robert Trotman, Successor Trustee of the Trotman Family Trust dated April 30, 2009, Grantor, and acknowledged the foregoing instrument to be his voluntary act.



Notary Public for Oregon
My Commission expires: 6-2-20

EXHIBIT A
LEGAL DESCRIPTION

Trotman Family Trust Property lying Northeast of State Highway 39

A parcel of land being that portion of Government Lots 3 and 4, and the West 1/2 of the Southeast 1/4 Section 34, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, lying northeasterly of State Highway 39 and South of Land Partition 13-01, excepting therefrom that portion conveyed to Lonny E. Bailey and Nancy L. Bailey, by Deed recorded June 5, 1992 in Volume M92, page 12199, records of Klamath County Oregon; said parcel being more particularly described as follows:

Commencing at the South 1/4 corner of said Section 34, said point marking the centerlines of Merrill Pit Road and Anderson Road (formerly I.O.O.F. Cemetery Road), thence North 09°14'10" East, 2092.91 feet to a point on the Northeasterly Right of Way Line of State Highway 39; thence along said Northeasterly Right Of Way Line South 46°21'00" East, 309.98 feet to the **True Point of Beginning** of this description; thence leaving said Right Of Way Line of State Highway 39, South 89°45'16" East, 1036.37 feet; thence North 00°14'44" East, 213.00 feet to the south line of Parcel 1 of Land Partition 13-01, thence along said south line of Parcel 1 South 89°45'16" East, 833.01 feet to the Westerly Mean High Water Line of Lost River, thence southerly along the said Mean High Water Line, a distance of 730 feet, more or less, to the intersection of the said Mean High Water Line and the East Line of said Section 34, thence South along the said East Line of Section 34, 350 feet, more or less, to the intersection of said Section Line and the Northerly Mean High Water line of Lost River, thence Southwesterly along said Mean High Water Line 1270 feet, more or less, to the intersection of said Mean High Water Line with the Northeasterly Right Of Way line of State Highway 39; thence Northwesterly along the Northeasterly Right Of Way line of State Highway 39, 1580 feet, more or less, to the said True Point of Beginning.

Said parcel containing 36 acres, more or less. Basis of Bearings is per County Survey 3615.