AmeriTitle

THIS SPACE RESERVED FOR R

2020-007971
Klamath County, Oregon
06/30/2020 10:29:50 AM
Fee: $92.00

Ralph C. Clark, TTE and Sherry Clark, TTE
of The Ralph C Family Trust
22277 Hwy 39
Merrill, OR 97633
Grantor's Name and Address

Ralph C. Clark and Sherry A. Clark
22277 Highway 39
Merrill, OR 97633
Grantee's Name and Address

After recording return to:
Ralph C. Clark and Sherry A. Clark
22277 Highway 39
Merrill, OR 97633

Until a change is requested all tax statements shall be sent to the following address:
Ralph C. Clark and Sherry A. Clark
22277 Highway 39
Merrill, OR 97633

File No. 380430AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Ralph C. Clark and Sherry Clark, Trustees of the Ralph C. and Clark Family Trust,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Ralph C. Clark and Sherry A. Clark, as Tenants by the Entirety

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of **Klamath,** State of Oregon, described as follows, to wit:

See Attached Exhibit 'A'

The true and actual consideration paid for this transfer, stated in terms of dollars, is (zero) change vesting to individuals. However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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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.

In Witness Whereof, the grantor has executed this instrument this 25 day of June, 2020; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

The Ralph C. Family Trust

Ralph C. Clark, Trustee

Sherry Clark, Trustee

State of Oregon } ss
County of KLAMATH }

On this 25 day of June, 2020, before me, LYNDA WEST a Notary Public in and for said state, personally appeared Ralph C. Clark and Sherry Clark, Trustees of the Ralph C. and Clark Family Trust known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of Oregon
Residing at: KLAMATH
Commission Expires: 1-30-21

OFFICIAL STAMP
LYNDA WEST
NOTARY PUBLIC- OREGON
COMMISSION NO. 958737
MY COMMISSION EXPIRES JANUARY 30, 2021

EXHIBIT 'A'

File No. 380430AM

That portion of the SW1/4 SE1/4, the SE1/4 SW1/4 and the SW1/4 SW1/4 of Section 5, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, lying Southerly of the Burlington Northern Railroad and excepting therefrom that portion contained in the right-of-way of Dodd's Hollow Road and State Highway No. 39, Also excepting from said SW1/4 SW1/4 the following described property:

Beginning at the Southwest corner of said Section 5, being the intersection of State Highway No. 39 and Malone Road and marked by 5/8" iron pin with a Tru-line Surveying plastic cap in monument case; thence North 89°46'00" East, along the South line of said Section 5, 241.25 feet; thence North 30.00 feet, more or less, to the Northerly right of way line of said highway; thence continuing North 910 feet, more or less, to the Southerly right of way line of the Burlington Northern Railroad; thence Westerly along said railroad right of way line, 239 feet, more or less, to a point on the West line of said Section 5; thence South 00°08'07" West 941.37 feet to the point of beginning, including the area within said Malone Road and State Highway No. 39.