

2020-009644

Klamath County, Oregon



08/05/2020 11:51:51 AM

Fee: \$87.00

Returned at Counter

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

Send tax statements to:
 Benjamin F. Balme and Sid Kerstin
 Lenor Balme, Trustees of the Benjamin F.
 Balme Revocable Trust
 1620 Cove Point Road
 Klamath Falls, OR 97601

Grantor:

S. K. Lenor Balme and Benjamin F. Balme,
 Trustees of the Sid Kerstin Lenor Balme
 Revocable Trust
 1620 Cove Point Road
 Klamath Falls, OR 97601

Grantee:

Benjamin F. Balme and Sid Kerstin
 Lenor Balme, Trustees of the Benjamin F.
 Balme Revocable Trust
 1620 Cove Point Road
 Klamath Falls, OR 97601

BARGAIN AND SALE DEED

S. K. Lenor Balme and Benjamin F. Balme, Trustees of the Sid Kerstin Lenor Balme Revocable Trust u/a dtd 3/6/09, Grantor, conveys to Benjamin F. Balme and Sid Kerstin Lenor Balme, Trustees of the Benjamin F. Balme Revocable Trust u/a dtd 3/6/09, 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 4th day of August, 2020.

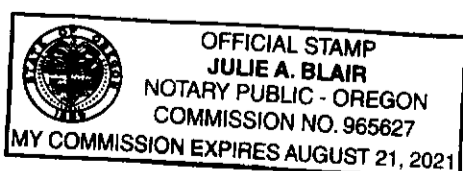
S. K. Lenor Balme

S. K. Lenor Balme, Trustee of the
 Sid Kerstin Lenor Balme Revocable Trust

Benjamin F. Balme
 Benjamin F. Balme, Trustee of the
 Sid Kerstin Lenor Balme Revocable Trust

STATE OF OREGON)
) ss.
 County of Klamath)

Personally appeared before me this 4th day of August, 2020, the above-named S. K. Lenor Balme and Benjamin F. Balme, Trustees of the Sid Kerstin Lenor Balme Revocable Trust u/a dtd 3/6/09, Grantor, and acknowledged the foregoing instrument to be their voluntary act. Before me:



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

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the SW1/4 of Section 1, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin which lies West along the Section line a distance of 1398.6 feet and North 44 degrees 30' West a distance of 784.9 feet from the iron pin which marks the quarter section corner of Sections 1 and 12, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, and running thence:

North 7 degrees 00' East a distance of 136.8 feet to an iron pin; thence North 74 degrees 28' West a distance of 180.3 feet to an iron pin; thence South 21 degrees 28' West a distance of 152.2 feet to an iron pin; thence South 14 degrees 02' East a distance of 62.4 feet to an iron pin; thence South 76 degrees 08' East a distance of 121.15 feet to an iron pin; thence North 89 degrees 41' East a distance of 58.8 feet to an iron pin; thence North 24 degrees 30' East a distance of 51.7 feet, more or less to the point of beginning, said tract in Government Lot 3, Section 1, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.