

2019-013016
Klamath County, Oregon



11/06/2019 02:29:05 PM

Fee: \$87.00

2021-008429
Klamath County, Oregon



05/26/2021 02:22:10 PM

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: *
~~Lonny E. Baley and Nancy L. Baley, Trustees-~~
~~of the Lonny E. and Nancy Baley Joint Trust-~~
~~P.O. Box 531-~~
~~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:
~~Lonny E. Baley and Nancy L. Baley, Trustees~~ *Mark Trotman and Dawn M. Trotman
~~of the Lonny E. and Nancy Baley Joint Trust~~ Trustees of the Trotman Family Trust
~~P.O. Box 531~~ P.O. Box 823
~~Merrill, OR 97633~~ Merrill, OR 97633

BARGAIN AND SALE DEED

Robert Trotman, Successor Trustee of the Trotman Family Trust dated April 30, 2009, as Grantor, conveys to ~~Lonny E. Baley and Nancy L. Baley, Trustee of the Lonny E. and Nancy Baley Joint Trust~~*, as Grantee, its interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit: *Mark Trotman and Dawn M. Trotman, Trustees of the Trotman Family Trust

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.

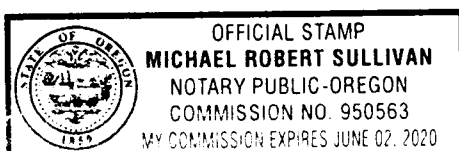
DATED this 1st day of November, 2019.

Rerecorded at the request of Michael P. Rudd to correct Grantee and legal description previously recorded in Instrument #2019-013016

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 1st 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 Southwest of State Highway 39

A parcel of land being Parcel 1 and Parcel 2 of Minor Land Partition 23-85, excepting therefrom that portion conveyed to the Central Pacific Railway Company, a corporation, dated October 17, 1928, recorded February 15, 1929, in Deed Volume 85, Page 321, records of Klamath County, Oregon; also excepting therefrom that portion of land conveyed in Property Line Adjustment, File No. PLA 12-14, dated October 17, 2014 (County Survey #8104); situated in the SE1/4 of Section 34, Township 40 South, Range 10 East of the Willamette Meridian, 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 northerly 30 feet and easterly 30 feet to the intersection of the Easterly Right Of Way Line of Merrill Pit Road and the Northerly Right Of Way line of Anderson Road and the **True Point of Beginning** of this description, thence along the Easterly Right Of Way Line of Merrill Pit Road North, 770 feet, more or less; thence leaving said Easterly Right Of Way of Merrill Pit Road North 69°38' East, 381.7 feet, more or less, to a point on the Easterly Right Of Way line of the Southern Pacific Railroad; thence along said Easterly Railroad Right Of Way Line North 19°59' West, 934 feet, more or less, to the adjusted property line by Property Line Adjustment (PLA) 12-14, thence along said adjusted property line South 77°55'54" East, 504.50 feet, more or less, to a point on the Southwesterly Right Of Way line of State Highway 39; thence along said Southwesterly Right Of Way line of State Highway 39 South 46°21'00" East, 551 feet, more or less, to a point of spiral; thence continuing Southeasterly along the said Southwesterly Right Of Way line of State Highway 39 through a spiral curve to the right, a distance of 990 feet, more or less, to the intersection of the Southwesterly Right Of Way Line of State Highway 39 and the Northwesterly Mean High Water line of Lost River, thence following said Northwesterly Mean High Water Line South 27°19'30" West, 265.00 feet, more or less; thence South 26° West, 350 feet, more or less, to the intersection of the said Northwesterly Mean High Water Line of Lost River with the Northerly Right Of Way of Anderson Road; thence following said Northerly Right Of Way of Anderson Road ~~East~~ ^{West}, 1386 feet more or less to the said True Point of Beginning.

Said parcel containing 37 acres, more or less. Basis of Bearings is per County Survey 4410.