

NN

MTC-13900-10443



Ralph & Marvella Carmichael, Trustees  
 P.O. Box 936  
 Newbury Park, CA 91319  
 Grantor's Name and Address  
 Andrea O'Donnell Ellis  
 22313 Essex View Drive  
 Laytonsville, MD 20882  
 Grantee's Name and Address  
 After recording, return to (Name, Address, Zip):  
 Andrea O'Donnell Ellis  
 22313 Essex View Drive  
 Laytonsville, MD 20882  
 Until requested otherwise, send all tax statements to (Name, Address, Zip):  
 Andrea O'Donnell Ellis  
 22313 Essex View Drive  
 Laytonsville, MD 20882

SPACE RESERVED  
FOR  
RECORDED'S USE

State of Oregon, County of Klamath  
 Recorded 11/16/04 3:24 p m  
 Vol M04 Pg 78934  
 Linda Smith, County Clerk  
 Fee \$ 2100 # of Pgs 1

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that **Ralph Carmichael & Marvella Carmichael, as co-trustees of the Carmichael Family Trust, under document of Trust dated 2-28-78**, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Andrea O'Donnell Ellis**,

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 **Klamath** County, State of Oregon, described as follows, to-wit:

**Lot 1, Block 5, Tract Ferguson Mountain Pines, a subdivision of the W 1/2 of Section 6, Township 36 S. Range 13 E of The W.M., in the county of Klamath State of Oregon**

AMERITITLE has recorded this instrument by request as an accomodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ **-0-** <sup>①</sup> However, the actual consideration consists of or includes other property or value given or promised which is  part of the  the whole (indicate which) consideration. <sup>①</sup> (The sentence between the symbols <sup>①</sup>, if not applicable, should be deleted. See ORS 93.030.)

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.

IN WITNESS WHEREOF, the grantor has executed this instrument on **November 10, 2004**; if grantor is a corporation, 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.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

**California**STATE OF **OREGON**, County of **Ventura**

ss.

This instrument was acknowledged before me on **11-10-2004**, by **Susan S. Anderson**

This instrument was acknowledged before me on **11-10-2004**, by **Ralph Carmichael & Marvella Carmichael**, as **co-trustees** of **the Carmichael Family Trust, under document of Trust dated 2/28/78**.

Notary Public for Oregon

My commission expires

12/24/2005



SUSAN S. ANDERSON  
 Com. # 1336342  
 NOTARY PUBLIC - CALIFORNIA  
 Ventura County  
 My commission expires Dec. 24, 2005

2/24/05