

EA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.

TENTINGER FAMILY ~~XXXX~~ TRUST

Grantor's Name and Address

KAREN AND DENNIS JOHNSON
824 MARILYN CT
SPRINGFIELD, OR 97477

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

KAREN AND DENNIS JOHNSON
824 MARILYN CT
SPRINGFIELD, OR 97477

Until requested otherwise, send all tax statements to (Name, Address, Zip):

KAREN AND DENNIS JOHNSON
824 MARILYN CT
SPRINGFIELD, OR 97477Vol M05 Page 58301

State of Oregon, County of Klamath

Recorded 07/28/05 8:54 A m

Vol M05 Pg 58301-302

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that THE TENTINGER FAMILY TRUST, WHOSE TRUSTEES ARE MARK W. TENTINGER & SERENA I. TENTINGER, WHOSE SUCCESSORS AND APPOINTEES **, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto KAREN A. JOHNSON AND DENNIS L. JOHNSON, 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 KLAMATH County, State of Oregon, described as follows, to-wit:

** ARE ALOS NAMED IN THAT INSTRUMENT KNOWN AS THE CERTIFIED EXTRACT OF TRUST AGREEMENT OF SAID TRUST AGREEMENT, IDENTIFIED AS EXHIBIT "B" ATTACHED HERETO

Lot #38: E $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 19, TWP25S, R8E, W.M. Five acres M or L.

Subject to a thirty foot (30 ft.) wide easement along South boundary, and a fifteen foot (15 ft.) wide easement along East boundary for mutual road-way use. Subject to a power utility easement. Subject to reservations and restrictions of record.

(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 \$ 0.00. ^① 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. ^② (The sentence between the symbols ^①, 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 JULY 26, 2005; 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.

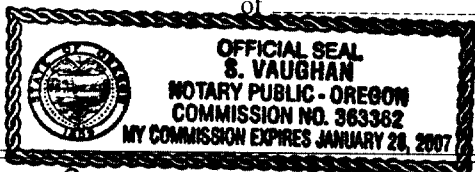
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Mark W. Tentinger TTEE
MARK W. TENTINGER, TTEE
Serena I. Tentinger TTEE
SERENA I. TENTINGER, TTEE

STATE OF OREGON, County of hame ss.

This instrument was acknowledged before me on July 26 2005
by Mark W. Tentinger, TTEE and Serena I. Tentinger TTEE

This instrument was acknowledged before me on _____
by _____
as _____
of _____



Notary Public for Oregon

My commission expires

1.28.07

2622 ✓

EXHIBIT "B"
CERTIFIED EXTRACT OF TRUST AGREEMENT
THE TENTINGER FAMILY TRUST

1. That **MARK W. TENTINGER** and **SERENA I. TENTINGER** as settlors and trustees, executed a Declaration of Trust dated October 30, 2001. Said Declaration of Trust is entitled **THE TENTINGER FAMILY TRUST**.

2. That the current beneficiaries under the terms of said Declaration of Trust are the settlors.

3. That the power and authority of the Trustees with respect to the Trust property includes, by way of illustration, the following:

A. To sell, exchange, convey, refinance, lease, repair, abandon, pledge for security, and exercise all the rights powers and privileges which an absolute owner of the same property would have regarding any property which the Trustees choose to receive.

B. To open bank accounts, to borrow money with or without security, to receive all dividends, interest and other income and to compromise and settle claims. Any banking institution that establishes accounts in the name of the Trust is advised that there is nothing in the Declaration of Trust that requires any banking institution to exercise any discretion other than required in normal banking procedures. Any and all bank accounts, including checking and savings accounts, established in the name of the Trust by the Trustees shall be subject to withdrawal, and all checks drafts and other obligations of the trust shall be honored by said depositories upon the signature(s) of the Trustee(s).

C. To invest and reinvest the trust estate in every kind of property, real, personal, or mixed, and every kind of investment, specifically including, but not by way of limitation, corporate obligations of every kind, stocks, preferred or common, shares in investment trusts, investment companies, mutual funds and mortgage participation.

D. To maintain and operate brokerage accounts with brokers.

E. To carry insurance, including life insurance on any person, at the expense of the trust of such kinds and in such amounts as the Trustee(s) deem advisable to protect the trust estate against any damage or loss and to protect the trustee(s) against liability with respect to third parties. The insuring companies have no responsibilities other than to pay the claims and proceeds of the policies and are not required to examine the Declaration of Trust at any time.

4. Settlors are empowered to designate trustees and Successor Trustees and have appointed **DAVID A. TENTINGER** and **KAREN A. JOHNSON**, to serve as alternate Successor Trustees.

The settlors reserve the right to appoint trustees and successor trustees and to remove any trustee(s) from office at any time while alive. Unless otherwise stated in writing by the settlors, the trustees of the Declaration of Trust shall be considered to be those mentioned above.

5. The enumeration of certain powers of the Trustees shall not be interpreted as a limitation of any right of the Trustees not so enumerated, the Trustees being vested with and having all rights, duties, powers and privileges which an absolute owner of the same property would have.

END OF EXHIBIT "B"

State of Oregon, County of Klamath
Recorded 11/02/01 10:16 a.m.
In Vol. M01 Page 56179
Linda Smith,
County Clerk Fee\$ 26⁰⁰