

M06-04838

Klainath County, Oregon

03/17/2006 02:36:01 PM

Pages 2 Fee: \$26.00

AFTER RECORDING RETURN TO:

ok

Jerry M. Molatore
426 Main Street
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO

Barbara A. Tremaine
2727 Front Street
Klamath Falls, OR 97601

BARGAIN AND SALE DEED

BARBARA A. TREMAINE, Grantor, conveys to BARBARA A. TREMAINE, Trustee of Barbara A. Tremaine Revocable Living Trust dated January 10, 2006, Grantee, the following described real property located in Klamath County, Oregon:

See Attached Exhibit A

Grantor covenants that Grantor is seized of an indefeasible estate in the real property described above in fee simple, that Grantor has good right to convey the property, that the property is free from encumbrances except as specifically set forth herein, and that Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through, or under Grantor, provided that the foregoing covenants are limited to the extent of coverage available to Grantor under any applicable standard or extended policies of title insurance, it being the intention of the Grantor to preserve any existing title insurance coverage.

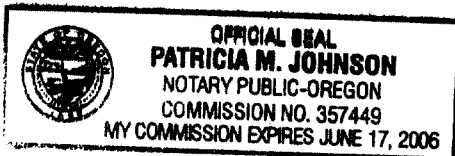
The true consideration for this conveyance is: NONE.

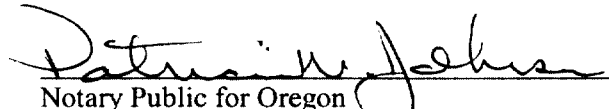
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND 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 APPROVED USES, 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).


BARBARA A. TREMAINE

STATE OF OREGON)
) ss.
County of Klamath)

The foregoing instrument was acknowledged before me this 16 day of March, 2006, by BARBARA A. TREMAINE.




Notary Public for Oregon
My Commission Expires: 6-17-2006

GRANTORS' NAME AND ADDRESS:
Barbara A. Tremaine
2727 Front Street
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS:
Barbara A. Tremaine, TTEE
2727 Front Street
Klamath Falls, OR 97601

26 ✓

EXHIBIT A TO
BARGAIN AND SALE DEED

PARCEL 1: 2727 Front Street, Klamath Falls, Oregon

Lots One (1) and Two (2) in Block Two (2) First Addition to Buena Vista Addition to the city of Klamath Falls, Oregon as shown by the duly recorded plat thereof.

Map Tax Lot: R-3809-019CC-01900-000

PARCEL 2:

Lot 10, together with the portion of vacated Fredrick Street adjoining said Lot 10, Block 2, SHIPPINGTON ADDITION to the City of Klamath Falls, Oregon.

Map Tax Lot: R-3809-019CC-02100-000

PARCEL 3:

Lot 9, Block 2, Shippington Addition to the City of Klamath Falls, Klamath County, Oregon.

Map Tax Lot: R-3809-019CC-02200-000

PARCEL 4: 651 Market Street, Klamath Falls, Oregon

Lots 21A, 21B, 21C, 22A, 22B, 23A, 23B and 24B, Block 7, RAILROAD ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon

Map Tax Lot: R-3809-033BC-02200-000