



AFTER RECORDING RETURN TO:

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

10/31/2006 08:40:38 AM

Fee: \$21.00

SEND TAX STATEMENTS TO

David C. Carroll, TTEE
27021 Rio Prado Drive
Valencia CA 91354

BARGAIN AND SALE DEED

DAVID C. CARROLL and ANN ELISABETH CARROLL, as tenants by the entirety, Grantors, conveys to DAVID CLARENCE CARROLL and ANNELISABETH CARROLL, Co-Trustees of the CARROLL FAMILY TRUST, Grantees, the following described real property:

Lot 12 in block 3 of Tract 1155, TWIN RIVER VIEW, according to the official Plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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)).

David C. Carroll

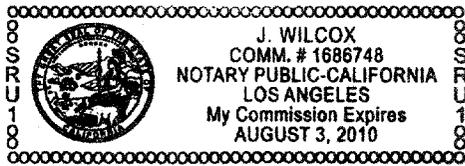
DAVID C. CARROLL

Ann Elisabeth Carroll

ANN ELISABETH CARROLL

STATE OF CALIFORNIA)
) ss.
County of Los Angeles)

The foregoing instrument was acknowledged before me this 14 day of October, 2006, by DAVID C. CARROLL and ANN ELISABETH CARROLL.



J. Wilcox

Notary Public for California
My Commission Expires Aug. 3 2010

GRANTORS' NAME AND ADDRESS:
David C. Carroll
27021 Rio Prado Drive
Valencia CA 91354

GRANTEE'S NAME AND ADDRESS:
David C. Carroll, TTEE
27021 Rio Prado Drive
Valencia CA 91354