

MT1394-8954

THIS SPACE RE

2007-014671

Klamath County, Oregon

Thelma M. Stewart, Trustee



00029522200700146710030037

08/20/2007 03:24:43 PM

Fee: \$31.00

Grantor's Name and Address

Thelma M. Stewart, Trustee

Grantee's Name and Address

After recording return to:

Thelma M. Stewart, Trustee

Same as below

Until a change is requested all

tax statements shall be sent to

The following address:

Thelma M. Stewart, Trustee

40 S Star Marina
345 N. Yosemite St #B
Stockton, Ca 95203

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That THELMA M. STEWART, Trustee of the Survivors Trust created under The Donald R. Stewart and Thelma M. Stewart Family Trust dated May 6, 1994 as amended November 7, 2002, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Thelma M. Stewart, Trustee of the Thelma M. Stewart Separate Property Trust, 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 anyway appertaining, situated in the County of Klamath, State of Oregon, described as follows, to wit:

Lot 6 in Block 1 of WILLIAMSON RIVER ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH an easement for walkway purposes and boat docking over and on the strip of land lying between said lot and the Williamson River, as granted by Deed recorded August 4, 1972 in Volume M72, page 8638, Microfilm Records of Klamath County, Oregon.

Lot 4 in Block 1 and Lot 4 in Block 3 of WILLIAMSON RIVER ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 AND 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 197.352.

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 \$ to clear title. However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

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.

AMERITITLE has recorded this instrument by request as an accommodation 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.

31 AMT

In Witness Whereof, the grantor has executed this instrument this 16 day of August, 2007; if a corporate grantor, 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.

Thelma M Stewart, Trustee
THELMA M. STEWART, TRUSTEE

* See ATTACHED Acknowledgment
for State of California

State of _____)
County of _____) ss.

This instrument was acknowledged before me on _____, 2007 by THELMA M. SEWART, as Trustee of the Survivors Trust created under the Donald R. Stewart and Thelma M. Stewart Family Trust dated May 6, 1994 as amended November 7, 2002.

(seal)

Notary Public for the State of _____

My commission expires _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Joaquin } SS.

On August 16, 2007 before me, Patricia Costa, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared Thelma M. Stewart
Name(s) of Signer(s)

☐ personally known to me

☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal Above

WITNESS my hand and official seal

Patricia Costa
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Bargain and Sale Deed

Document Date: August 16, 2007 Number of Pages: Two

Signer(s) Other Than Named Above: no other

Capacity(ies) Claimed by Signer(s)

Signer's Name: Thelma M. Stewart

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☒ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: Self

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here