

Returned @ Counter

2007-017812  
Klamath County, Oregon



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10/15/2007 03:06:00 PM

Fee: \$31.00

**BARGAIN AND SALE DEED**

**Grantor:** Nellie E. DiViccario,  
nka, Nellie E. Long  
3726 W. Alluvial Avenue  
Fresno, CA 93711

**Grantees:** Dwight D. Long and Nellie E. Long,  
as Trustees of the Long Living Trust  
dated October 3, 2007  
3726 W. Alluvial Avenue  
Fresno, CA 93711

**After recording, return & send tax statements to:**  
Dwight D. and Nellie E. Long  
3726 W. Alluvial Avenue  
Fresno, CA 93711

**Consideration:** \$0.00

KNOW ALL MEN BY THESE PRESENTS, That Nellie E. DiViccario, nka, Nellie E. Long, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Dwight D. Long and Nellie E. Long, as Trustees of the Long Living Trust dated October 3, 2007, hereinafter called Grantees, and unto Grantees' heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 1190 of Running Y Resort Tract 1429, Running Y Resort, Phase 13, recorded November 23, 2004 according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

SUBJECT TO: Non-delinquent real property taxes and assessments for the current fiscal year and all later years; and to all covenants, conditions, restrictions, reservations, exceptions, limitations, uses, rights, rights-of-way, easements, and other matters of record on the date hereof, including, without limitation, the Declaration of Protective Covenants, Conditions, Restrictions, and Easements for the Running Y Ranch Resort recorded August 2, 1996, and the Declaration Annexing the Meadows to the Running Y Ranch Resort recorded November 23, 2004, all of which are hereby incorporated by reference into the body of this instrument as if the same were fully set forth herein.

To Have and to Hold the same unto the said Grantees and Grantees' heirs, successors and assigns forever.

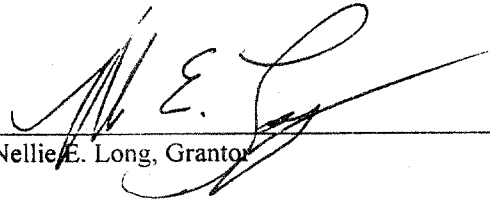
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole of the consideration.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

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.

In Witness Whereof, the Grantor has executed this instrument this 12<sup>th</sup> day of October, 2007; if a corporate  
Grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so  
by order of its board of directors.

  
\_\_\_\_\_  
Nellie E. Long, Grantor

~~STATE OF CALIFORNIA)~~  
~~) SS~~  
~~County of Fresno )~~

This instrument was acknowledged before me on October \_\_\_\_, 2007 by Nellie E. Long, as Grantor.

\_\_\_\_\_  
Notary Public for California  
My Commission Expires: \_\_\_\_\_

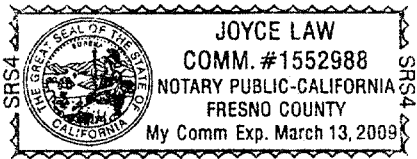
CALIFORNIA JURAT WITH AFFIANT STATEMENT

State of California  
County of Fresno } ss.

- ☒ See Attached Document (Notary to cross out lines 1-6 below)  
☐ See Statement Below (Lines 1-5 to be completed only by document signer[s], not Notary)

\_\_\_\_\_  
Signature of Document Signer No. 1  
\_\_\_\_\_  
Signature of Document Signer No. 2 (if any)

Subscribed and sworn to (or affirmed) before me on this  
12<sup>th</sup> day of October, 2007, by  
Date Month Year  
(1) Nellie E. Long  
Name of Signer



- ☐ Personally known to me  
☒ Proved to me on the basis of satisfactory evidence  
to be the person who appeared before me (.) (.)  
(and)  
(2) \_\_\_\_\_  
Name of Signer

- ☐ Personally known to me  
☐ Proved to me on the basis of satisfactory evidence  
to be the person who appeared before me.)

Joyce Law  
Signature of Notary Public

Place Notary Seal Above

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.  
Further Description of Any Attached Document

Title or Type of Document: \_\_\_\_\_  
Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_  
Signer(s) Other Than Named Above: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER #1  
Top of thumb here

RIGHT THUMBPRINT  
OF SIGNER #2  
Top of thumb here