

2007-018641

Klamath County, Oregon



00034254200700186410020023

10/30/2007 03:34:20 PM

Fee: \$26.00

BARGAIN AND SALE DEED

Grantor:

Larry L. Shearhart, Trustee of the Restatement
of the Shirley Rose Higgins Revocable Trust
979 Golf Course Drive
Rohnert Park, CA 94928

Grantee:

Carol Lynn Baines and Tracy Marie Contreras,
as tenants in common
830 Palmetto Place
Brea, CA 92821

After recording, return to:

Boivin, Uerlings & Dilaconi, P.C.
Attn: James R. Uerlings
803 Main Street, Suite 201
Klamath Falls, OR 97601

Send all property tax statements to:

Tracy Marie Contreras and Carol Lynn Baines
830 Palmetto Place
Brea, CA 92821

Consideration: \$0.00

KNOW ALL MEN BY THESE PRESENTS, That Larry L. Shearhart, Trustee of the Restatement of the Shirley Rose Higgins Revocable Trust, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Carol Lynn Baines and Tracy Marie Contreras, as tenants in common, 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 anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Real property located in the Bly/Sprague River area of Klamath County, Oregon more particularly described as follows:

Lot 7, Block 19, Oregon Pines, as shown on plat filed June 30, 1969 duly recorded in the office of the County Recorder of said County. Property Tax ID R282526

To Have and to Hold the same unto the said 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.

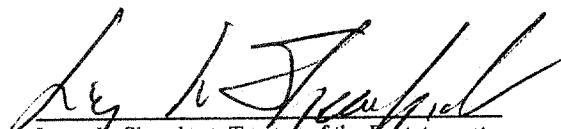
In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

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.

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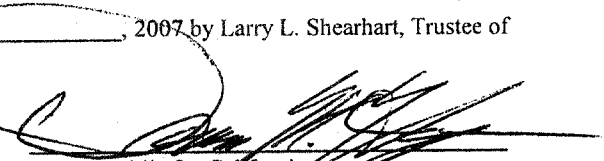
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In Witness Whereof, the Grantor has executed this instrument this 27 day of OCTOBER, 2007; if a corporate Grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.


Larry L. Shearhart, Trustee of the Restatement
of the Shirley Rose Higgins Revocable Trust

STATE OF CALIFORNIA)
) SS
County of Sonoma)

This instrument was acknowledged before me on Oct 27, 2007 by Larry L. Shearhart, Trustee of the Restatement of the Shirley Rose Higgins Revocable.


Notary Public for California
My Commission Expires September 25, 2009

