

2008-001326

Klamath County, Oregon



00039401200800013260030037

02/01/2008 08:38:29 AM

Fee: \$31.00

BILL OF SALE AND BARGAIN AND SALE DEED

GRANTOR:

G. Peter Ellingson, Trustee of the Robert P. Ellingson, Jr. 2001 Trust, G. Peter Ellingson, Trustee of the Robert P. Ellingson, Jr. Family Trust Dated July 24, 2002, G. Peter Ellingson, personal representative of the Estate of Robert P. Ellingson, Jr., G. Peter Ellingson, Trustee of the Helen Mae Ellingson 2001 Trust, and Helen Ellingson

GRANTEE:

Queen's Cabin, LLC

AFTER RECORDING RETURN TO:

Stephen O. Lane
Gleaves Swearingen Potter & Scott, LLP
975 Oak Street, Suite 800
Eugene, OR 97401

CONSIDERATION:

None

SEND TAX STATEMENTS TO:

G. Peter Ellingson
Manager
Queen's Cabin, LLC
P O Box 866
Baker City, OR 97814

**BILL OF SALE
AND
BARGAIN AND SALE DEED**

G. Peter Ellingson, Trustee of the Robert P. Ellingson, Jr. 2001 Trust, G. Peter Ellingson, Trustee of the Robert P. Ellingson, Jr. Family Trust Dated July 24, 2002, G. Peter Ellingson, personal representative of the Estate of Robert P. Ellingson, Jr., G. Peter Ellingson, Trustee of the Helen Mae Ellingson 2001 Trust, and Helen Ellingson hereby assign, transfer and convey to Queen's Cabin, LLC, all right, title and interest in and to improvements including cabin located on Lot 5, Block B, Lake of the Woods Recreation, Klamath County, Oregon.

The true consideration for this conveyance is \$ -0-

Until a change is requested, all tax statements are to be sent to the following address:

G. Peter Ellingson
Manager
Queen's Cabin, LLC
P O Box 866
Baker City, OR 97814

Tax Account Number: R 68946

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

Dated this 16th day of January, 2008.

AFTER RECORDING RETURN TO:
Stephen O. Lane
Gleaves Swearingen Potter & Scott LLP
975 Oak Street, Suite 800
Eugene, Oregon 97401

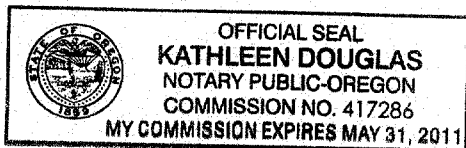
G. Peter Ellingson
G. Peter Ellingson, Trustee

G. Peter Ellingson
G. Peter Ellingson, Personal Representative

Helen M. Ellingson
Helen Ellingson

STATE OF OREGON)
) ss.
County of CLACKAMAS

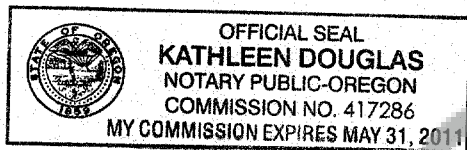
The foregoing instrument was acknowledged before me this 16th day of JANUARY, 2008, by G. Peter Ellingson, Trustee.



Kathleen Douglas
Notary Public for Oregon
My Commission Expires: MAY 31, 2011

STATE OF OREGON)
) ss.
County of CLACKAMAS

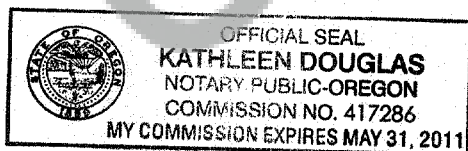
The foregoing instrument was acknowledged before me this 16TH day of JANUARY, 2008, by G. Peter Ellingson, Personal Representative.



Kathleen Douglas
Notary Public for Oregon
My Commission Expires: MAY 31, 2011

STATE OF OREGON)
) ss.
County of CLACKAMAS

The foregoing instrument was acknowledged before me this 16TH day of JANUARY, 2008, by Helen Ellingson.



Kathleen Douglas
Notary Public for Oregon
My Commission Expires: MAY 31, 2011