

2008-006463

Klamath County, Oregon



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05/05/2008 03:34:28 PM

Fee: \$36.00

BARGAIN AND SALE DEED

Grantor: Charlonna Beach, as sole Successor Trustee*
of the Newlove Trust dated December 28, 1990,
as amended on September 2, 2003
5812 Beaumont Avenue
La Jolla, CA 92037

Grantee: Charlonna Beach, Vicki Jones
and Dana Newlove, as tenants-in-common
5812 Beaumont Avenue
La Jolla, CA 92037

After recording, return to
James R. Uerlings
Boivin, Uerlings & DiIaconi, P.C.
803 Main Street, Ste 201
Klamath Falls, OR 97601

Send tax statements to:
Charlonna Beach
5812 Beaumont Avenue
La Jolla, CA 92037

Consideration: \$0.00

KNOW ALL MEN BY THESE PRESENTS, That **Charlonna Beach, as sole Successor Trustee*** of the **Newlove Trust dated December 28, 1990, and as amended on September 2, 2003**, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Charlonna Beach, Vicki Jones and Dana Newlove, 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:

*Exhibits A and B, attached hereto and incorporated by this reference, are Declinations to act as co-successor trustees signed by Vicki Jones and Dana Newlove.

Lot 9, Block 116, KLAMATH FALLS FOREST ESTATES Highway 66 Unit, Plat No. 4, as
recorded in Klamath County, Oregon Property Tax Id #R458418

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. 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 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

Returned @ Counter

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.

In Witness Whereof, the Grantor has executed this instrument this 29 day of April, 2008; 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.

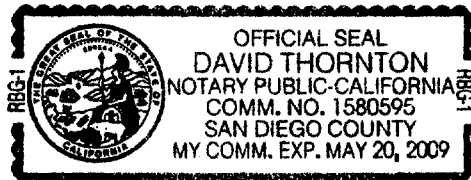
Charlonna Beach
Charlonna Beach, as Successor Trustee
of the Newlove Trust dated December 28, 1990,
as amended on September 2, 2003

STATE OF CALIFORNIA)
County of San Diego) SS
~~Orange~~

David Thornton, Notary Public

This instrument was acknowledged before me on April 29, 2008 by Charlonna Beach, as Successor Trustee of the Newlove Trust dated December 28, 1990, as amended on September 2, 2003.

David Thornton
Notary Public for California
My Commission Expires: May 20, 2009



**DECLINATION TO ACT AS A CO-SUCCESSOR TRUSTEE
AND
NOMINATION OF A SOLE SUCCESSOR TRUSTEE**

I, VICKI JONES, with full understanding of the consequences, willfully, and voluntarily make known that I hereby decline to accept my nomination to serve as a Co-Successor Trustee of the NEWLOVE TRUST DATED DECEMBER 28, 1990 and its First Amendment dated September 2, 2003. I do so under Article 1 at Section 1.3 of said Trust and its First Amendment.

As a nominated Co-Trustee and as an adult beneficiary under the above stated declaration of trust, I consent, nominate, and understand that CHARLONNA BEACH shall now serve as the sole successor trustee of the NEWLOVE TRUST DATED DECEMBER 28, 1990 and its First Amendment dated September 2, 2003

EXECUTED ON: January 14, 2008

V. Jones
VICKI JONES

State of CALIFORNIA)

County of KERN)

On 14 JAN 2008, before me, CATHY J. ADAMS, Notary Public, personally appeared VICKI JONES, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Cathy J. Adams* (Seal)



EXHIBIT NO. A

**DECLINATION TO ACT AS A CO-SUCCESSOR TRUSTEE
AND
NOMINATION OF A SOLE SUCCESSOR TRUSTEE**

I, DANA NEWLOVE, with full understanding of the consequences, willfully, and voluntarily make known that I hereby decline to accept my nomination to serve as a Co-Successor Trustee of the NEWLOVE TRUST DATED DECEMBER 28, 1990 and its First Amendment dated September 2, 2003. I do so under Article 1 at Section 1.3 of said Trust and its First Amendment.

As a nominated Co-Trustee and as an adult beneficiary under the above stated declaration of trust, I consent, nominate, and understand that CHARLONNA BEACH shall now serve as the sole successor trustee of the NEWLOVE TRUST DATED DECEMBER 28, 1990 and its First Amendment dated September 2, 2003

EXECUTED ON:

Dana Newlove
DANA NEWLOVE

State of Texas

County of Travis

On 1/15/08, before me, Nathan Goodfellow, Notary Public, personally appeared **DANA NEWLOVE**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

(Seal)

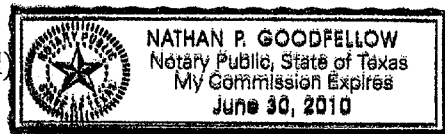


EXHIBIT NO. 6