RETURN TO: HAMILTON W. BUDGE, JR ATTORNEY AT LAW 725 COUNTRY CLUB RD EUGENE, OR 97401 2008-011136 Klamath County, Oregon



08/06/2008 09:18:38 AM

Fee: \$36.00

## **BARGAIN AND SALE DEED**

\*

Recording Information Required by ORS 205.234

1. Name of Transaction:

Bargain and Sale Deed

2.

Name of Parties:

Grantor:

Timothy J. MacNeill and Shirley R.

MacNeill, as Trustees of the MacNeill

Family Trust, dated July 16, 2003

Grantee:

Shirley R. MacNeill, a single woman, as

her sole and separate property

3. Person to Whom Documents to be Returned:

Hamilton W. Budge Jr. 725 Country Club Rd.

Eugene, OR 97401

4. True and Actual Consideration:

Other than Money

5. Please Send Tax Statements to:

Shirley R. MacNeill 808 Bonita Drive

Vista, CA 92083

Tax Account No. R326365

Information Required by ORS 205.125: N/A

KNOW ALL PERSONS BY THESE PRESENTS, that Timothy J. MacNeill and Shirley R. MacNeill, Trustees of the MacNeill Family Trust dated July 16, 2003, hereinafter called the Grantor, for the consideration hereinafter stated, to Grantor paid by Shirley R. MacNeill, a single woman, as her sole and separate property, hereinafter called the Grantee, does hereby grant, bargain, sell and convey unto the said Grantee and Grantees' heirs, successors and assigns, Grantors' interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 72, Block 32, Nimrod River Park, 4th Addition, Klamath County, Oregon

To have and to hold the same unto the said Grantee and Grantees' heirs,

1 - BARGAIN AND SALE DEED

successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is other than money.

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 VERITY 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 /// way of

The MacNeill Family Trust, dated July 16, 2003

STATE OF CALIFORNIA ) :ss.

Personally appeared the above-named Timothy J. MacNeill, as Trustee of the MacNeill Family Trust, who acknowledged the foregoing instrument to be his voluntary act Rotate Public for California and deed. Before me.

## **ACKNOWLEDGMENT**

State of California County of Li Verside	} ss	
On 7-14-08 Notary Public, personally appeared	before me,	nsky acikil
who proved to me on the basis of name(s) (is/are subscribed to the he/she/they executed the same in his/her/their signatures(s) on the in which the person(s) acted, executed	within instrument and acknow his/her/their authorized capac estrument the person(s), or the o	vledged to me that ity(ies), and that by
I certify under PENALTY OF PERJU foregoing paragraph is true and con		of California that the
WITNESS my hand and official seal	L	
Signature	O COMM. # NOTARY PUBL MY COMM. EXP	1706149 IC-CALIFORNIA IN DEC 13, 2010 I
*************************		
OP	TIONAL INFORMATION	
Date of Document	7-14-08	Thumbprint of Signer
Type or Title of Document	Bargain of Sali Dec	<b>/</b>
Number of Pages in Document		
Document in a Foreign Language		
Type of Satisfactory Evidence: Personally Known with Paper Ide Paper Identification Credible Witness(es)	entification	
Capacity of Signer:TrusteePower of AttorneyCEO / CFO / COOPresident / Vice-President / Secre	etary / Treasurer	Check here if no thumbprint or fingerprint is available.
Other Information:		

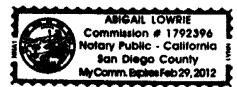
STATE OF CALIFORNIA )

SS.

County of San Diego)

July 28, 2008

Personally appeared the above-named Shirley R. MacNeill, as Trustee of the MacNeill Family Trust who acknowledged the foregoing instrument to be her voluntary act and deed. Before me.



Notary Public for California