

RETURN TO: HAMILTON W. BUDGE, JR
ATTORNEY AT LAW
725 COUNTRY CLUB RD
EUGENE, OR 97401

2008-011137

Klamath County, Oregon



00051034200800111370040043

08/06/2008 09:19:42 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: Timothy J. MacNeill, a single man, as his 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: Timothy J. MacNeill
551 North Santa Fe, #117
Hemet, CA 92543
Tax Account No. R326356
6. 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 **Timothy J. MacNeill, a single man, as his 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 71, Block 32, Nimrod River Park, 4th Addition, Klamath County, Oregon

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

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 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 16th day of July, 2008.

The MacNeill Family Trust, dated
July 16, 2003

By: Timothy J. MacNeill
Timothy J. MacNeill, Trustee

By: Shirley R. MacNeill
Shirley R. MacNeill, Trustee

STATE OF CALIFORNIA)
: ss.
County of _____)

_____, 2008

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 and deed. Before me.

See
ack
attached

Notary Public for California

ACKNOWLEDGMENT

State of California

County of Riverside } ss.

On 7-14-08 before me, C. Lensky
Notary Public, personally appeared Timothy J. MacNeill

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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



OPTIONAL INFORMATION

Date of Document

7-14-08

Thumbprint of Signer

Type or Title of Document

Barge and Sale Deed

Number of Pages in Document

2

Document in a Foreign Language

Type of Satisfactory Evidence:

- ☒ Personally Known with Paper Identification
☒ Paper Identification
☐ Credible Witness(es)

Capacity of Signer:

- ☐ Trustee
☐ Power of Attorney
☐ CEO / CFO / COO
☐ President / Vice-President / Secretary / Treasurer
☐ Other: _____

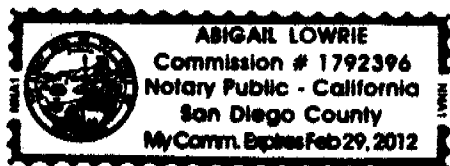
☐ Check here if
no thumbprint
or fingerprint
is available.

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.



Abigail Lowrie
Notary Public for California