

2008-015501

Klamath County, Oregon



00056366200800155010010012

11/18/2008 08:21:25 AM

Fee: \$21.00

Requested by and Return to:

Jeffrey A. Trautman
960 Liberty St. SE, Suite 110
Salem, OR 97302
(503) 581-1542

Send Tax Statements to:

224 Park Place S.
Monmouth, OR 97361

True and actual consideration:

Value other than money

BARGAIN AND SALE DEED

Frank Preston, Grantor, conveys to Virginia McKinney, Trustee of the Frank Preston Revocable Living Trust, Grantee: all of the Grantor's interest in the following described real property:

Lot 1, Block 18, Tract no. 1027, MT. SCOTT MEADOWS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

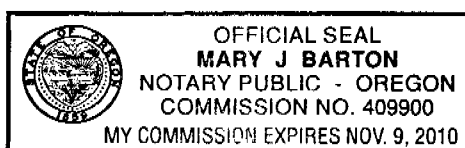
ORS 93.040 requires that the following statement be included in the body of an instrument transferring or contracting to transfer fee title to real property: BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 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. The foregoing language is included for the purpose of compliance with Oregon statutory requirements only, and is not intended to affect, limit or impair the rights and obligations the parties under any other terms and conditions of this instrument.

DATED this 29 day of October, 2008.

Frank Preston

STATE OF OREGON, County of Marion) ss.

The foregoing instrument was acknowledged before me this 29 day of October, 2008, by Frank Preston.



Notary Public for Oregon

My commission expires: 11/9/10