

2009-003065

Klamath County, Oregon



00061726200900030650030030

03/02/2009 09:49:14 AM

Fee: \$31.00

After recording return to:
John P. Davenport
Attorney at Law
Davenport & Hasson, LLP
12707 NE Halsey
Portland, Or 97230

Until a change is requested,
Send tax statements to:
Freeda G. Kemnitzer, Trustee of the
Kemnitzer Family Trust,
7135 Monte Verde Drive
Gladstone OR 97027-1322

BARGAIN AND SALE DEED

THE DISCLAIMER TRUST created January 15, 2007, (also known as the KEMNITZER DISCLAIMER TRUST created January 15, 2007 (Grantor), hereby transfers and conveys to the KEMNITZER FAMILY TRUST, UTA dated November 2, 1988, the Grantee, all right, title and interest in and to the real property located in Klamath County, Oregon described as follows:

SEE ATTACHED LEGAL DESCRIPTION

The true consideration for this conveyance is valuable, but not expressed in dollars; this conveyance is made for estate planning purposes and to comply with the terms of the KEMNITZER FAMILY TRUST and constitutes the whole consideration therefore.

This Bargain and sale Deed is being recorded to comply with the terms of the KEMNITZER FAMILY TRUST, UTA dated November 2, 1988, and to correct an error in the transfer of the real property covered hereby under the Bargain and Sale Deed issued by the Trustee of the KEMNITZER FAMILY TRUST conveying the property to the Disclaimer Trust (also known as the KEMNITZER DISCLAIMER TRUST), the Grantee, as recorded in the Klamath County Real Property records on February 15, 2007 as fee No. 2007-002635.

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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 23 day of February, 2009.

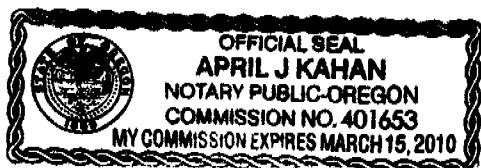
Freeda G. Kemnitzer, Trustee

Freeda G. Kemnitzer,
Trustee of the Kemnitzer Disclaimer
Trust, also known as the Disclaimer
Trust, created January 15, 2007

STATE OF OREGON)

County of Multnomah)

This instrument was acknowledged before me on February 23, 2009 by Freeda Kemnitzer as the Trustee of the Kemnitzer Disclaimer Trust, also known as the Disclaimer Trust, created January 15, 2007, on whose behalf she executed this document.



April J. Kahan

Notary Public for Oregon

My Commission Expires: 3/15/10

LEGAL DESCRIPTION

BUENA VISTA ADDITION, BLOCK 23, LOT 7 & 20' OF LOT 6