

AFTER RECORDING, RETURN TO:
William M. Ganong
Attorney at Law
514 Walnut Avenue
Klamath Falls OR 97601

SEND TAX STATEMENTS TO:
Frank L. King, Jr., Trustee
Virginia L. King, Trustee
4318 LaHabra Way
Klamath Falls OR 97603

2009-003558

Klamath County, Oregon



00062337200900035580020026

03/13/2009 08:59:55 AM

Fee: \$26.00

BARGAIN AND SALE DEED

Frank L. King, Jr. and Virginia L. King as Trustees of the Frank L. King, Jr. and Virginia L. King 1979 Living Trust, dated August 22, 1979, and their successors in Trust, Grantors, convey unto Frank L. King, Jr. and Virginia L. King, Co-Trustees of the Frank and Virginia King Living Trust dated March 3, 2009, and their successors in Trust, Grantees, their interest in the real property located in Klamath County, Oregon, which is more particularly described as follows:

Lot 9 in Block 21 of Tract 1127, Ninth Addition to Sunset Village, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

More commonly referred to as: 4318 LaHabra Way
Klamath Falls OR 97603

Klamath County Tax Account No. R-3909-012CD-00900 and
Key No. 566088

This deed is made for estate planning purposes and no consideration has been paid heretofore.

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 10th day of March, 2009.

Frank L. King Jr
FRANK L. KING, JR., Trustee of the
Frank L. King, Jr. and Virginia L. King 1979 Living
Trust, uda August 22, 1979

Virginia L. King
VIRGINIA L. KING, Trustee of the
Frank L. King, Jr. and Virginia L. King 1979 Living
Trust, uda August 22, 1979

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on March 10, 2009 by Frank L. King, Jr. and Virginia L. King, Trustees of the Frank L. King, Jr. and Virginia L. King 1979 Living Trust, uda August 22, 1979.

Wendy Young
Notary Public for Oregon
My Commission Expires: 8.31.2011

