

2010-001178

Klamath County, Oregon



00078780201000011780040044

01/28/2010 11:11:10 AM

Fee: \$52.00

GRANTOR NAME AND ADDRESS

Judith Kammerer and Kathryn Elliott
 Successor Trustees to George G. French
 and Madeline French, Trustees under
 Declaration of Trust dated August 22, 1995
 46764 Morning Sky Trail
 Coarsegold, CA 93614

GRANTEE NAME AND ADDRESS

Judith Kammerer and Kathryn Elliott
 46764 Morning Sky Trail
 Coarsegold, CA 93614

AFTER RECORDING RETURN TO

Neal G. Buchanan
 Attorney at Law
 435 Oak Avenue
 Klamath Falls, OR 97601

SEND TAX STATEMENTS TO

Judith Kammerer and Kathryn Elliott
 46764 Morning Sky Trail
 Coarsegold, CA 93614

BARGAIN AND SALE DEED - STATUTORY FORM

Judith Kammerer and Kathryn Elliott, Successor Trustees to George G. French and Madeline French, Trustees under Declaration of Trust dated August 22, 1995, GRANTORS, conveys to Judith Kammerer and Kathryn Elliott, each as to an undivided one-half (1/2) interest as tenants in common, GRANTEES, the following described real property situated in Klamath County, Oregon, to-wit:

Lot 25, Block 34, Fifth Addition to Klamath River Acres, in the County of Klamath and State of Oregon.

"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 true and actual consideration for this conveyance is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration being distribution out of the Trust pursuant to the terms and provisions thereof.

DATED this 7th day of January, 2010.



Judith Kammerer
 Judith Kammerer

Kathryn Elliott
 Kathryn Elliott

State of California
 County of Fresno

On Jan. 7, 2010 before me Dee M. Lewis **SEE ATTACHED**
 personally appeared Judith Kammerer personally known to me as **NOTARIAL CERTIFICATE**

proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.



WITNESS my hand and official seal.

Rose M. Lewis

My Commission Expires: Oct 13, 2013

State of California

County of _____

On _____ before me _____ personally appeared Kathryn Elliott personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

WITNESS my hand and official seal.

NOTARY CERTIFICATE ATTACHED

My Commission Expires: _____

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Fresno

On 7-Jan-10 before me, Rose M Lewis, Notary Public

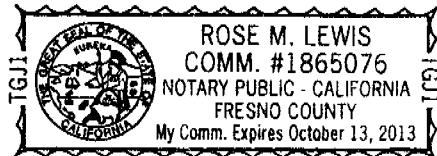
personally appeared Judith Kammerer

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 signature(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.

Rose M. Lewis



ADDITIONAL OPTIONAL INFORMATION

Description of the Attached Document:

Bargain and Sale Deed - Statutory Form

Number of Pages 2

Document Date 7-Jan-10

All Purpose Acknowledgment

State of California

County of San Diego

}

ss.

On January 11, 2010 before me, Jennifer D. Weingarten, Notary Public
personally appeared Kathryn Jane Elliott

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~~ signature(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: _____

Jennifer D. Weingarten

(Seal)

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could
prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document:

Title or type of document: Bargain and Sale Deed - Statutory Form

Document Date: 11-Jan-10 Number of Pages: 2

Signer(s) Other Than Named Above: _____