

OK Acceptance of Seller - Richard Attorney at Law

2010-004163
Klamath County, Oregon



04/07/2010 08:22:31 AM

Fee: \$42.00

<p>Grantor's Name and Address Mark Thompson and Deborah Thompson 905 Mason Court Dixon CA 95620-2163</p>
<p>Grantee's Name and Address Mark Thompson and Deborah Thompson, Co-Trustees Mark and Deborah Thompson Revocable Trust 905 Mason Court Dixon CA 95620-2163</p>
<p>After Recording Return to: Mark Thompson and Deborah Thompson 905 Mason Court Dixon CA 95620-2163</p>
<p>Until requested otherwise, send all tax statements to: Mark Thompson and Deborah Thompson 905 Mason Court Dixon CA 95620-2163</p>

BARGAIN AND SALE DEED

We, Mark F. Thompson and Deborah M. Thompson, Husband and Wife, as to quasi community property, hereby grant, bargain and convey to Mark F. and Deborah M. Thompson, Co-Trustees of the Mark and Mark and Deborah Thompson Revocable Trust, under instrument dated October 5, 2009, the following:

Grantor's interest comprising an undivided 2/3 interest with Kenneth S. Dugan in an to the following:

LOT 1082, TRACT 1422, RANCHVIEW ESTATES, ACCORDING TO THE OFFICIAL PLAT THEREOF IN FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to:

- Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ estate planning interests. However, the whole or part of the consideration includes N/A. In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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 8th day of March, 2010.

Mark F. Thompson

Deborah M. Thompson

STATE OF CALIFORNIA, County of Solano)ss:

ACKNOWLEDGED BEFORE ME this 8th day of March, 2010, by MARK F. THOMPSON and DEBORAH M. THOMPSON.

see attached for notary
NOTARY PUBLIC FOR CALIFORNIA
My Commission Expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Solano

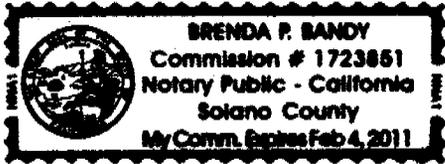
On 03-08-2010 before me, Brenda P. Bandy "notary public",
Date Here Insert Name and Title of the Officer

personally appeared Mark F. Thompson and Deborah M. Thompson
Name(s) of Signer(s)

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.



Place Notary Seal Above

Signature Brenda P. Bandy
Signature of Notary Public

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

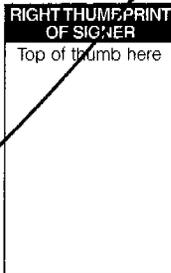
Document Date: March 8, 2010 Number of Pages: 2

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Mark F. Thompson

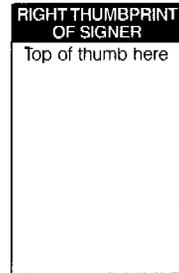
- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: Grantor



Signer Is Representing: _____

Signer's Name: Deborah M. Thompson

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: Grantor



Signer Is Representing: _____