

2010-004573

Klamath County, Oregon



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04/15/2010 09:02:30 AM

Fee: \$37.00

BARGAIN AND SALE DEED

Alan C. Wilson and Patricia N. Wilson, Grantors, convey to Alan Charles Wilson and Patricia N. Wilson, Trustees, or successors in trust, of the WILSON LIVING TRUST dated April 9, 2010, Grantee, the following described real property situated in Klamath County, State of Oregon:

Lots 20 and 21, Block 20 of TRACT NO. 1113, OREGON SHORES SUBDIVISION, UNIT 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3507-018C-07600-000

Key No: 244131

Tax Account No: 3507-018C-07500-000

Key No: 244140

This property is subject to all liens, easements and encumbrances of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

The true and actual consideration for this transfer is estate planning purposes.

Unless a change is requested, all tax statements shall be sent to above named Grantee at the following address: 2263 NW Vardon Court, Bend, OR 97701.

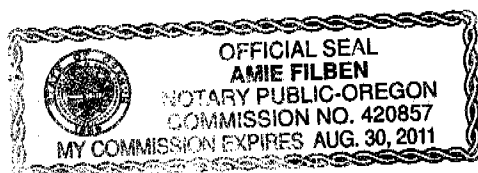
DATED this 9 day of April, 2010.

Alan C. Wilson

Patricia N. Wilson

STATE OF OREGON)
) ss.
County of Deschutes)

On this 9 day of April, 2010, personally appeared the above named Alan Charles Wilson and Patricia N. Wilson and acknowledged the foregoing instrument to be their voluntary act and deed.



Notary Public for Oregon

RECORD AND RETURN TO:

HEATHERMAN LAW

250 NW Franklin Avenue, Suite 402
Bend, OR 97701

Bargain and Sale Deed

Page 1