

2010-001178

Klamath County, Oregon

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

0007878020100011780040044

01/28/2010 11:11:10 AM

Fee: \$52.00

2010-005251

Klamath County, Oregon



0008352920100052510050057

05/04/2010 02:12:24 PM

Fee: \$57.00

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

**Re-recorded to correct a scrivener's error  
in the Legal Description to include real  
property described on the attached Exhibit A.  
Originally recorded 2010-001178.**

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, GRANNEES, 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.

TOGETHER WITH that certain property described on Exhibit A, attached hereto and incorporated by this reference herein as though fully set forth.

"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

NOTARY CERTIFICATE ATTACHED

State of California  
County of Fresno

On Jan 7, 2010 before me *Pete M. Loeffelholz, Notary Public*  
personally appeared Judith Kammerer personally known to me

SEE ATTACHED  
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 Expire: 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: \_\_\_\_\_

**Unofficial  
Copy**

# 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***

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State of California

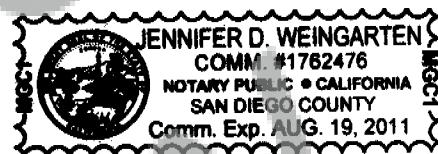
County of San Diego

} 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:

A handwritten signature of Jennifer D. Weingarten in black ink.

(Seal)

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### ***OPTIONAL***

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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: \_\_\_\_\_

DESCRIPTION FOR PARCEL BEING CONVEYED  
PLA 21-01

A parcel of land situated in the SE $\frac{1}{4}$  NW $\frac{1}{4}$  of Section 6, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being a portion of Lot 24, Block 34, Tract No. 1081 – Fifth Addition to Klamath River Acres, and being more particularly described as follows:

Beginning at a point on the easterly line of the Keno – Worden Road, said point being the westerly property corner common to Lots 24 and 25, said Block and Tract; thence on the line common to said Lots 24 and 25 North 58°16'22" East 168.98 feet to the westerly line of White Goose Drive; thence along said westerly line North 31°43'38" West 30.74 feet; thence leaving said westerly line South 47°57'45" West 171.75 feet to the point of beginning.