

BE

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Cunningham Family Trust
177 E. Clackamas Circle
Woodburn OR 97071

Grantor's Name and Address

Debra L. Yager
672 Hermanson St.
Woodburn OR 97071

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Debra L. Yager
672 Hermanson St.
Woodburn OR 97071

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Debra L. Yager
672 Hermanson St.
Woodburn OR 97071

2011-002878

Klamath County, Oregon



00098121201100028780010012

SPACE RE:

03/02/2011 09:40:22 AM

Fee: \$37.00

FOI

RECORDER'S USE

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Paul W. Cunningham and Ona I. Cunningham,
Trustees of the Paul W. and Ona I. Cunningham Family Trust
hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
Debra L. Yager in fee simple * (continued below)
hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County,
State of Oregon, described as follows, to-wit:

Lots 3 and 4, Block 16, Tract 1042, Two Rivers North according to the official Plat thereof on file in the office of the County Clerk for Klamath County, Oregon.

*and an individual Life Estate Interest to Paul W. Cunningham and also an individual Life Estate Interest to Ona I. Cunningham

** Consideration: \$100 and other valuable consideration, receipt of which is hereby acknowledged.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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 \$ See above**. ~~However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration.~~ (The sentence between the symbols @ if not applicable should be deleted. See ORS 92.030.)

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.

IN WITNESS WHEREOF, the grantor has executed this instrument on February, 2011; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Paul W. Cunningham & Ona I. Cunningham
Trustees of the Paul W. & Ona I.
Cunningham Family Trust
Paul W. Cunningham, Trustee
Ona I. Cunningham, Trustee

STATE OF OREGON, County of MarionThis instrument was acknowledged before me on Feb 22, 2011

by _____

This instrument was acknowledged before me on Feb 22, 2011by Paul W. Cunningham & Ona I. Cunninghamas Trusteesof The Paul W. & Ona I. Cunningham Family Trust

Notary Public for Oregon

My commission expires 04-11-2012