

AFTER RECORDING, RETURN TO:  
William M. Ganong  
Attorney at Law  
514 Walnut Avenue  
Klamath Falls OR 97601

2011-003084  
Klamath County, Oregon



SEND TAX STATEMENTS TO:

No Change

03/03/2011 09:20:58 AM

Fee: \$42.00

### BARGAIN AND SALE DEED

Sheree Everett, also known as Sheree W. Everett and Sheree Winger Everett, Grantor, conveys unto Sheree W. Everett, as Trustee of the Sheree W. Everett Trust, uad February 3, 2011, and her successor in Trust, Grantees, her interest in the real property located in Klamath County, Oregon, which parcels are more particularly described as follows:

Parcel No. 1: Lot 561, Phase 5, Running Y Resort, according to the official plat thereof, Klamath County, Oregon.  
  
Klamath County Assessor's Account No. R-3808-010CO-02400-000 and Property ID Number R883951

Parcel No. 2: Lot 1134, Phase 13, Tract 1429, Running Y Resort, according to the official plat thereof, Klamath County, Oregon.  
  
Klamath County Assessor's Account No. R-3808-015CB-00200-000 and Property ID Number R891218

Parcel No. 3: Lot 1141, Phase 13, Tract 1429, Running Y Resort, according to the official plat thereof, Klamath County, Oregon.  
  
Klamath County Assessor's Account No. R-3808-015BD-02300-000 and Property ID Number R891267

Parcel No. 4: Lot 260, Phase 3, Running Y Resort, according to the official plat thereof, Klamath County, Oregon.  
  
Klamath County Assessor's Account No. R-3808-009AO-03600-000 and Property ID Number R882692

Parcel No. 5: A portion of Lot 11 of Block 102, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southeast corner of said Lot 11, at the intersection of the North line of First Street with the West line of Uerlings Street; thence Westerly along said Northerly line of First Street, a distance of 54.7 feet; thence North parallel with Uerlings Street a distance of 71.3 feet to the Northerly line of said Lot 11, thence along the Northerly line of Lot 11 in a Northeasterly direction a distance of 54.9 feet to the West line of Uerlings Street; thence South along said West line of Uerlings Street, a distance of 76.3 feet to the point of beginning.

Klamath County Assessor's Account No. R-3809-032BB-04500-000  
and Property ID Number R409720

More commonly referred to as: 711 N First Street,  
Klamath Falls, Oregon 97601

Parcel No. 6: Lot 7 in Block 2 of Tract 1091, LYNNWOOD, according to the  
official plat thereof on file in the office of the County Clerk  
of Klamath County, Oregon.

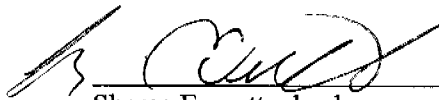
Klamath County Assessor's Account No. R-3808-025DD-02700-000  
and Property ID Number R426168

More commonly referred to as: 1271 Wild Plum Drive  
Klamath Falls OR 97601

This deed is made for estate planning purposes and no consideration has been paid heretofore.

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.

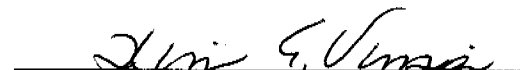
Dated this 28 day of February, 2011.



Sheree Everett, also known as Sheree W.  
Everett and Sheree Winger Everett

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on February 28, 2011 by Sheree Everett, who is also known as Sheree W. Everett and Sheree Winger Everett.

  
Notary Public for Oregon

My Commission Expires: Oct. 10, 2011

