

BE

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



RALPH BOLLIGER, TRUSTEE
11190 SW FOOTHILL DRIVE
PORTLAND, OR 97225
TERESA BRAIN
1612 OAK STREET
LA GRANDE, OR 97850

Grantor's Name and Address

Grantee's Name and Address

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

TERESA BRAIN
1612 OAK STREET
LAGRANDE, OR 97850

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

Teresa Brain
1612 Oak Street
La Grande, OR 97850

2011-009876

Klamath County, Oregon



00106687201100098760010016

SPACE RESE
FOR
RECORDER'S USE

08/30/2011 09:16:37 AM

Fee: \$37.00

No. _____, Records of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that RALPH BOLLIGER, TRUSTEE U/W OF EVANGELINE GRACE BOLLIGER-MUELLER, DECEASED hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto TERESA BRAIN, SUCCESSOR TRUSTEE U/W OF EVANGELINE GRACE BOLLIGER-MUELLER 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:

BARE LAND DESCRIBED AS LOTS 51, 52, 53 AND 65 OF THE RESUBDIVISION OF TRACTS B AND C, FRONTIER TRACTS, A PLATTED PORTION OF KLAMATH COUNTY, OREGON, ACCORDING TO THE DULY RECORDED PLAT THEREOF, AND LOT 64, TRACT C, FRONTIER ACRES

SUBJECT TO: A RESERVATION THAT NO COMMERCIAL ENTERPRISE OR ENTERPRISES SHALL BE OPERATED ON THE ABOVE DESCRIBED REAL PROPERTY

(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 \$ - 0 - . 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 93.030.)

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 July 8, 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.

Ralph Bolliger

STATE OF OREGON, County of Washington ss.

This instrument was acknowledged before me on July 8, 2011 by Ralph Bolliger

This instrument was acknowledged before me on July 8, 2011 by Gabriel A Norris

as Notary Public

of Oregon



OFFICIAL SEAL
GABRIEL A. NORRIS
NOTARY PUBLIC - OREGON
COMMISSION NO. 452138

MY COMMISSION EXPIRES SEPTEMBER 9, 2014

Notary Public for Oregon

My commission expires 09/09/2014