

2011-011991

Klamath County, Oregon



00109240201100119910030037

10/27/2011 08:37:50 AM

Fee: \$47.00

Grantor:

Diane E. Linthicum & Dennis B. Linthicum
36590 Hwy. 140
Beatty, Oregon 97621

Grantee:

Dennis B. Linthicum & Diane E. Linthicum, Trustees
Dennis and Diane Linthicum Trust
36590 Hwy. 140
Beatty, Oregon 97621

After recording return to:

Indecomm Global Services
2925 Country Drive
St. Paul, MN 55117

77344557-03

Rec. 3rd

**STATUTORY
BARGAIN AND SALE DEED**

55995469-1075651

DIANE E. LINTHICUM and DENNIS B. LINTHICUM, wife and husband, as joint tenants, Grantor, convey to DENNIS B. LINTHICUM and DIANE E. LINTHICUM, TRUSTEES OF THE DENNIS AND DIANE LINTHICUM TRUST, REVOCABLE LIVING TRUST AGREEMENT DATED JULY 8, 2009, Grantee, the following-described real property:

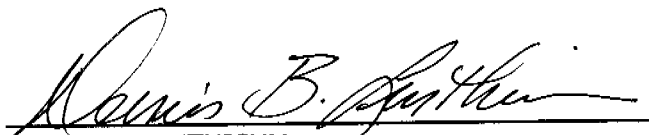
Government Lots 3, 4 and 5, the SE ¼ of the NW ¼, and the NE ¼ of the SW ¼ Section 6,
Township 37 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

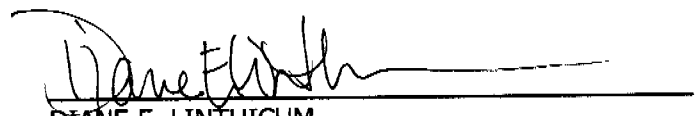
The true and actual consideration for this conveyance is other than monetary: to change vesting.

Until a change is requested, all tax statements are to be sent to the following address: no change.

Diane E and Dennis B. Linthicum 36590 Hwy 140 Beatty, OR 97621

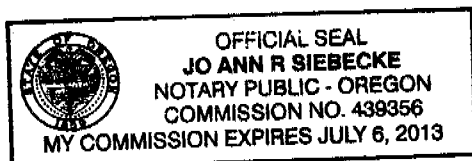
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 29 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT 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.


DENNIS B. LINTHICUM


DIANE E. LINTHICUM

STATE OF OREGON, County of Klamath) ss.

On the 11th day of October, 2011, personally appeared before me the above-named Diane E. Linthicum and Dennis B. Linthicum, wife and husband, who declared the foregoing instrument to be their voluntary act and deed.




Notary Public for Oregon

Note: See attached Exhibit "A" Certification of Trust

EXHIBIT "A"
CERTIFICATION OF TRUST

I / We DIANE E. LINTHICUM and DENNIS B. LINTHICUM Trustee(s), hereby confirm and attest to the following facts and circumstances relative to the below mentioned trust:

1. Name of trust: THE DENNIS AND DIANE LINTHICUM TRUST, REVOCABLE LIVING TRUST AGREEMENT

Is currently in existence and was created on JULY 8, 2009

2. The trust was established by: DIANE E. LINTHICUM and DENNIS B. LINTHICUM

3. The current trustee(s) of the trust is/are: DIANE E. LINTHICUM and DENNIS B. LINTHICUM

4. The power(s) granted to the trustee(s) include:

(A) The power to sell, convey and exchange the real property which is the subject of this transaction. X Yes No

(B) The power to borrow money as well as mortgage and encumber the subject property with a Deed of Trust. X Yes No

5. The trust is (A) Revocable X or (B) Irrevocable and is revocable by the following party(ies)

By the following party(ies) DIANE E. LINTHICUM and DENNIS B. LINTHICUM

6. Describe which trustees or combination thereof which are authorized to exercise the powers mentioned in paragraph 4. If the trust has multiple trustees and less than all the trustees are going to execute the document necessary to complete this transaction.

7. The trust identification number is as follows (Last Four Digits of SS#, etc.)

5254

8. Title to trust assets shall be taken in the following fashion:

Deed

The undersigned trustee(s) hereby declare(s) under penalty of perjury that the trust described above has not been revoked, modified, or amended in any manner which would cause the representations contained herein to be incorrect. This certification is signed by all of the currently acting trustees who declare the above to be true and correct.

Dated:

Diane E. Linthicum
DIANE E. LINTHICUM

Dennis B. Linthicum
DENNIS B. LINTHICUM

STATE OF OREGON)
)ss.

COUNTY OF KLAMATH)

On 10.11.11, before me personally appeared DIANE E. LINTHICUM and DENNIS B. LINTHICUM, to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed.

Notary Name:

My Commission expires:

State:

County:

Jo Ann R. Siebecke
07.06.2013
OR KLAMATH

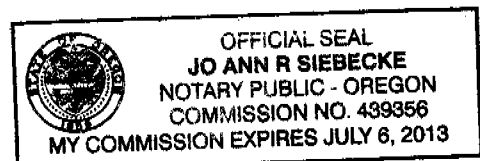


Exhibit A Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF KLAMATH, STATE OF Oregon, AND IS DESCRIBED AS FOLLOWS:

GOVERNMENT LOTS 3, 4 AND 5, THE SE 1/4 OF THE NW 1/4, AND THE NE 1/4 OF THE SW 1/4 SECTION 6, TOWNSHIP 37 SOUTH, RANGE 12 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

Parcel ID: 3712-00600-00500-000 AND R113040

Commonly known as 36590 Hwy 140, Beatty, OR 97621
However, by showing this address no additional coverage is provided



+U02215408+

1632 10/19/2011 77344557/3