

2011-014102

Klamath County, Oregon



00111731201100141020010016

12/22/2011 03:47:38 PM

Fee: \$37.00

## Grantor's Name and Address

Nancy Carr & Gordon Felber,  
Co-Successor Trustees of the Felber  
Living Trust, *utd Augsut 11, 2009*

## Grantee's Name and Address

Nancy Carr, an individual  
5725 Judy Ct, Klamath Falls, OR 97603

Gordon Felber, an individual  
1006 Hwy 442, Chiloquin, OR 97624

## After Recording Return to:

*ADRR*  
*122 S. 5<sup>th</sup> Street*  
*Klamath Falls OR 97601*

## Until requested otherwise, send all tax statements to:

*Nancy Carr*  
*5725 Judy Ct. K.F. 097603*

## BARGAIN AND SALE DEED

We Gordon Felber and Nancy Carr, co-successor trustees of the Felber Living Trust, dated August 11, 2009, do hereby grant, bargain and convey to Gordon Felber an undivided one-half interest, and to Nancy Carr an undivided one-half interest, not as tenants in common, but with cross-contingent rights of survivorship, the following real property situate in the County of Klamath, described as:

**Lot 21, Block 4, SECOND ADDITION TO PINE GROVE PONDEROSA,  
TRACT NO. 1153, in the County of Klamath, State of Oregon.**

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 \$0.00. However, the whole or part of the consideration includes *Trust Distribution Purposes*.

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 20.930, 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 13 day of DECEMBER, 2011.

*Nancy Carr*

Nancy Carr, Co-Successor Trustee  
Felber Living Trust *utd Augsut 11, 2009*

*Gordon Felber*

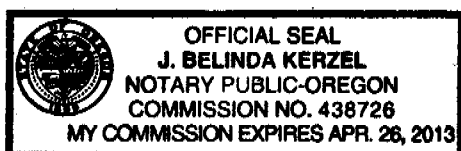
Gordon Felber, Co-Successor Trustee  
Felber Living Trust, *utd Augsut 11, 2009*

STATE OF OREGON )

: ss:

County of Klamath )

ACKNOWLEDGED BEFORE ME this 13 day of December, 2011, by Nancy Carr and Gordon Felber, Marjorie Jean Felber.



*J. B. Kerzel*  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 4-26-13