

2012-000247

Klamath County, Oregon

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.  
620 Main Street  
Klamath Falls OR 97601



01/10/2012 03:52:29 PM

Fee: \$42.00

GRANTOR'S NAME AND ADDRESS:

William M. Brock and  
Gail H. A. Brock  
1000 Pacific Terrace  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS:

William M. Brock and Gail H. A. Brock,  
Trustees of the Brock Family Trust  
U.A.D. 04-02-1998  
1000 Pacific Terrace  
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

William M. Brock  
1000 Pacific Terrace  
Klamath Falls, OR 97601

**BARGAIN AND SALE DEED**

**WILLIAM M. BROCK and GAIL H. A. BROCK, as tenants by the entirety**, hereinafter referred to as grantor, conveys to **WILLIAM M. BROCK and GAIL H. A. BROCK, TRUSTEES OF THE BROCK FAMILY TRUST U.A.D. 04-02-1998, AS AMENDED**, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

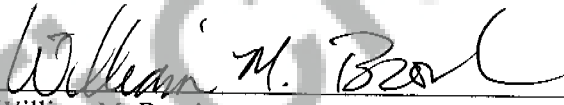
Commencing at the most Southeasterly corner of Lot 6 in Block 35 of HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being the Northwest corner of the intersection of Manzanita and Pacific Terrace as the point of beginning; thence running in a Northwesterly direction along the Easterly boundary of Lots 5 and 6 and parallel to Pacific Terrace a distance of 100 feet to the Northerly boundary line of said Lot 5; thence running in a Southwesterly direction along the Northerly boundary said Lot 5 a distance of 50 feet; thence at right angles and running in a Southeasterly direction crossing said Lots 5 and 6 and parallel to Pacific Terrace a distance of 100 feet to Manzanita Street and to the Southerly line of said Lot 6; thence at right angles and running in a Northeasterly direction along the Southerly line of said Lot 6 and parallel to Manzanita Street a distance of 50 feet to the point of beginning, said tract of land being 50 feet by 100 feet and being the most Northeasterly portion of Lots 5 and 6, Block 35 of HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the records of Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration; i.e., for estate planning purposes.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 6 day of January, 2012.

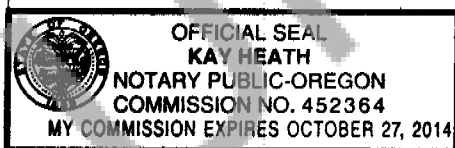
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT 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 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.


  
William M. Brock

  
Gail H. A. Brock

STATE OF OREGON; County of Klamath ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 6 day of January, 2012, by William M. Brock and Gail H. A. Brock.



  
NOTARY PUBLIC FOR OREGON  
My Commission expires: 10-27-14