

2012-006420

Klamath County, Oregon

Tax Acct. No: R296753

RECORDING REQUESTED BY, AND  
WHEN RECORDED RETURN TO:

FORREST F. WOLFE  
LAW OFFICES OF FORREST F. WOLFE  
1055 N. Euclid Avenue  
Ontario, CA 91762

Mail Statements Until Further Notice To:

Ray Keelen & Lynda Lee Diane Harris, Trustees  
3733 Rhodes Ln., Baldwin Park, CA 91706



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06/12/2012 01:48:28 PM

Fee: \$37.00

**BARGAIN AND SALE DEED**

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THIS DEED, executed this 7th day of June, 2012, by RAYMOND KEELAN and LYNDAL L. KEELAN, Grantor, with Grantor's tax/mailling address being 3733 Rhodes Ln., Baldwin Park, CA 91706, to RAY KEELAN AND LYNDAL LEE DIANE KEELAN, CO-TRUSTEES OF THE KEELAN FAMILY 2012 TRUST, UTD 6/7/12, Grantee, with Grantee's tax/mailling address being 3733 Rhodes Ln., Baldwin Park, CA 91706

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, That the Grantor, for good and valuable consideration (love and affection) in hand paid, by Grantee, the receipt of which is hereby acknowledged, does by these presents hereby grant, bargain, sell and convey unto the Grantee, their heirs and assigns, all of the following described real property situated in the County of Klamath, State of Oregon:

Lot 3, Block 13, Tract 1010, First Addition to Ferguson Mountain Pines, situate in Section 33, Township 35 South, Range 13 East of the Willamette Meridian

SUBJECT TO: Covenants, conditions, reservations. easements, restrictions, rights, rights of way and all matters appearing of record.

Together with all and singular the tenements, hereditaments, appurtenances, rights, privileges and easements belonging or in anywise appertaining to any and all of the reap property hereinabove described and defined and the reversion, reversions, remainder and remainders, rents, issues, profits and revenue thereof.

To Have and to Hold said real property hereinabove described and defined unto Grantee, its heirs and assigns, forever.

Previously referenced by deed dated March 23, 1983, and filed in Vol. 1983 Page 4886 of the Recorder of Klamath County on April 4, 1983.

The true and actual consideration paid for this transfer, stated in terms of dollars, is zero dollars (\$0).

State of California )  
County of San Bernardino )

  
RAYMOND KEELAN

  
LYNDAL L. KEELAN

On June 7, 2012, before me, F.F. WOLFE, a notary public, personally appeared RAYMOND KEELAN and LYNDAL L. KEELAN, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY of PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)

