

2012-006421

Klamath County, Oregon



00119659201200064210030034

06/12/2012 01:51:33 PM

Fee: \$47.00

After Recording Return to:

~~TITLE SOURCE~~

Attn: ~~RECORDING TEAM~~

~~1450 W. LONG LAKE RD., SUITE 400~~

~~TROY, MI 48098~~

File No. 56535871

Tax ID No.:

R-3809-030BA-07800-000

BARGAIN & SALE DEED

56535871-1299960

Return To: Record 1st
Indecomm Global Services

(1)

STATE OF OREGON

COUNTY OF KLAMATH

2925 Country Drive

St. Paul, MN 55117

777 43063

THIS INDENTURE made and entered into on this 31st day of MAY, 2012, by and between JAMES TERHAAR AND KELLY ESTERBROOK, AS TRUSTEES OF THE JAMES TERHAAR AND KELLY ESTERBROOK REVOCABLE TRUST, UTA DATED NOVEMBER 20, 2009, 16322 SKYLINERS ROAD, BEND, OR 97701, hereinafter referred to as Grantor(s) and JAMES TERHAAR AND KELLY ESTERBROOK, HUSBAND AND WIFE, AS JOINT TENANTS, 16322 SKYLINERS ROAD, BEND, OR 97701, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim, grant, sell, and convey to the said Grantee following described real estate located in KLAMATH County, OREGON:

SEE ATTACHED EXHIBIT "A"

Also known as: 835 LAKE RIDGE DRIVE, KLAMATH FALLS, OR 97601

Property Tax ID No.: R-3809-030BA-07800-000

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: DOCUMENT NUMBER 2010-011375, Recorded: 09/27/2010

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in FEE SIMPLE.

And that said conveyance does not render the grantor insolvent nor is it for the purpose of defrauding any of grantor's creditors.

Mail Tax Statements To:

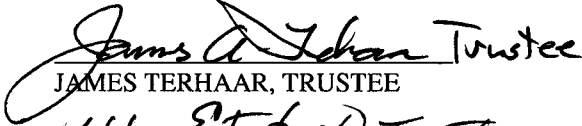
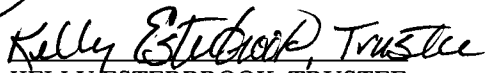
James Terhaar and Kelly Esterbrook
16322 Skyliners Road
Bend, OR 97701

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$ 0.00. See ORS 93.030.

Assessor's parcel No. R-3809-030BA-07800-000


IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the day and year first above written.


JAMES TERHAAR, TRUSTEE

KELLY ESTERBROOK, TRUSTEE

STATE OF OREGON
COUNTY OF DESCHUTES

This instrument was acknowledged before me on
MAY 31, 2012


By JAMES TERHAAR, TRUSTEE.


NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES DEC. 25, 2013

STATE OF OREGON
COUNTY OF DESCHUTES

This instrument was acknowledged before me on
MAY 31, 2012

By KELLY ESTERBROOK, TRUSTEE.


NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES DEC. 25, 2013

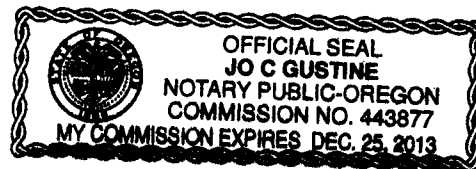
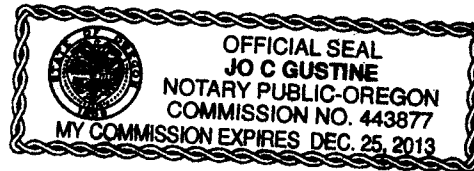


EXHIBIT A
LEGAL DESCRIPTION

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

LOT 23 TRACT 1432-QUAIL POINT ESTATES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

PARCEL ID: R-3809-030BA-07800-000

PROPERTY COMMONLY KNOWN AS: 835 LAKE RIDGE DRIVE, KLAMATH FALLS, OR 97601



U02703283

1371 6/4/2012 77743063/1
