

2012-006423

Klamath County, Oregon



00119661201200064230050059

06/12/2012 01:54:32 PM

Fee: \$57.00

~~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

56535871-1299978 BARGAIN & SALE DEED

STATE OF Oregon
COUNTY OF KLAMATH

THIS INDENTURE made and entered into on this 31st day of MAY, 2012, by and between JAMES TERHAAR and KELLY ESTERBROOK, HUSBAND AND WIFE, AS JOINT TENANTS, 16322 SKYLINERS ROAD, BEND, OR 97701, hereinafter referred to as Grantor(s) and 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 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: _____, Recorded: _____

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.

*See the attached Certification of
Trust, Exhibit B. (LB)*

Rec'd 2nd
When Recorded Return To:
Indecomm Global Services
2925 Country Drive
St. Paul, MN 55117
77743063

*Mail Tax Statements To:
James Terhaar & 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.

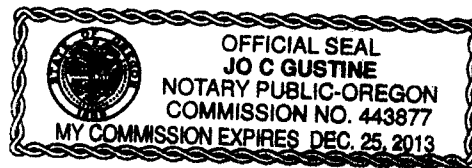

JAMES TERHAAR


KELLY ESTERBROOK

STATE OF OREGON
COUNTY OF DESCHUTES

This instrument was acknowledged before me on
MAY 31, 2012

By JAMES TERHAAR.

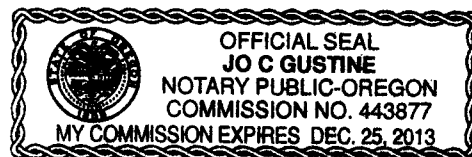



NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES DEC. 25, 2013

STATE OF OREGON
COUNTY OF DESCHUTES

This instrument was acknowledged before me on
MAY 31, 2012

By KELLY ESTERBROOK



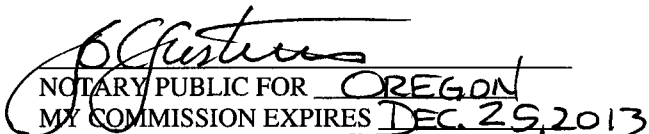

NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES DEC. 25, 2013

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

Prepared by: Barb Smith
Title Source
1450 Long Lake Rd. Suite 400
Troy, MI 48098

Exhibit B

CERTIFICATION OF TRUST

I/We **JAMES TERHAAR AND KELLY ESTERBROOK**, Trustee(s), hereby confirm and attest to the following facts and circumstances relative to the below mentioned trust:

1. Name of trust: **THE JAMES TERHAAR AND KELLY ESTERBROOK Revocable TRUST** is currently in existence and was created on **November 20, 2009**.
2. The trust was established by: **JAMES TERHAAR AND KELLY ESTERBROOK**
3. The current trustee(s) of the trust is/are: **JAMES TERHAAR AND KELLY ESTERBROOK**
4. The power(s) granted to the trustee(s) include:
 - The power to sell, convey and exchange the real property which is the subject of this transaction. ☒ Yes ☐ No
 - The power to borrow money as well as mortgage and encumber the subject property with a deed of trust. ☒ Yes ☐ No.
5. The trust is **Revocable** and is revocable by the following party(ies):
JAMES TERHAAR AND KELLY ESTERBROOK
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 documents necessary to complete this transaction:
JAMES TERHAAR AND KELLY ESTERBROOK
7. The trust identification number is as follows (Last Four Digits of SS#, etc.) **7203**
8. Title to trust assets shall be taken in the following fashion: **Quitclaim 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.

James A. Terhaar Trustee
JAMES TERHAAR, Trustee

Kelly Esterbrook Trustee
KELLY ESTERBROOK, Trustee

Date: 05-31-12

STATE OF OREGON)
) ss.

COUNTY OF DESCHUTES)

On MAY 31, 2012, before me personally appeared JAMES TERHAAR AND KELLY ESTERBROOK, trustee(s) to be 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.

Jo C. Gustine
Notary Signature

County, DESCHUTES
My commission expires DEC. 25, 2013



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