

WTC 94158-DS



THIS SPAC

2012-008306

Klamath County, Oregon



00121929201200083060020028

07/30/2012 03:19:41 PM

Fee: \$42.00

THE ELISABETH G. COPELAND TRUST

4066 47th Ave. NE

SALEM, OR 97305

Grantor's Name and Address

Mary Jane Bingham

4066 47th Ave. NE

Salem, OR 97305

Grantee's Name and Address

After recording return to:

Mary Jane Bingham

4066 47th Ave. NE

Salem, OR 97305

Until a change is requested all tax statements
shall be sent to the following address:

same as above

Escrow No. MT94158-DS

Title No. 0094158

BSD r.020212

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

**MARY JANE BINGHAM, SUCCESSOR TRUSTEE OF THE ELISABETH G. COPELAND TRUST,
WHO ACQUIRED TITLE AS THE ELIZABETH G. COPELAND TRUST; AND MARY JANE
BINGHAM AS CONSERVATOR OF THE ESTATE OF ELISABETH SMITH,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey
unto

MARY JANE BINGHAM, SUCCESSOR TRUSTEE OF THE ELISABETH G. COPELAND TRUST,

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with
the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining, situated in the
County of **KLAMATH**, State of Oregon, described as follows, to wit:

Lot 6, Block 102, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat
thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is TO CLEAR TITLE.

However, the actual consideration consists of or includes other property or value given or promised which is the whole /
part of the consideration.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

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

4/2/12

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

In Witness Whereof, the grantor has executed this instrument this 13th day of July, 2012; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

THE ELISABETH G. COPELAND TRUST

BY: Mary Jane Bingham
MARY JANE BINGHAM, SUCCESSOR TRUSTEE

THE ESTATE OF ELISABETH SMITH

BY: Mary Jane Bingham
MARY JANE BINGHAM, CONSERVATOR

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 7-13-, 2012 by MARY JANE BINGHAM, SUCCESSOR TRUSTEE OF THE ELISABETH G. COPELAND TRUST AND AS CONSERVATOR OF THE ESTATE OF ELISABETH SMITH.

Deborah Anne Sinnock
(Notary Public for Oregon)

My commission expires 9-8-13

