

2012-009275

Klamath County, Oregon

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: Hanscam Family Trust  1333 Carlson Drive Klamath Falls, OR 97603
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08/21/2012 03:49:33 PM

Fee: \$37.00

-BARGAIN AND SALE DEED-

Hazel I. Hanscam, Grantor, whose address is 1333 Carlson Drive, Klamath Falls, OR 97603, conveys to Hazel Irene Hanscam and Merlene Kay Hanscam York, Trustees of the Hanscam Family Trust, Grantee, whose address is 1333 Carlson Drive, Klamath Falls, OR 97603, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

The northerly fifteen feet of Lot 68 of Moyina, according to the official plat thereof on file in Klamath County, Oregon.

Tax Lot 4100

The true and actual consideration for this transfer is estate planning.

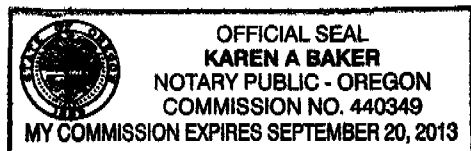
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT 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 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 17<sup>th</sup> day of August, 2012.

*Merlene Kay Hanscam York*  
 Merlene Kay Hanscam York  
 Under Power of Attorney for  
 Hazel Irene Hanscam

STATE OF OREGON            )  
   ) ss.  
 County of Klamath        )

Personally appeared before me this 17<sup>th</sup> day of August, 2012, the above-named Merlene Kay Hanscam York under Power of Attorney for Hazel Irene Hanscam and acknowledged the foregoing instrument to be her voluntary act.



*Karen A. Baker*  
 Notary Public for Oregon  
 My Commission expires: 9-20-2013