

2012-010850

Klamath County, Oregon

When Recorded Return To:
Indecomm Global Services
2925 Country Drive
St. Paul, MN 55117



00125064201200108500050057

10/01/2012 11:12:08 AM

Fee: \$57.00

File No. 56727901 - 1453542

Tax ID No.:
R-3808-015CA-01200-000

BARGAIN & SALE DEED (3)

77998396-03

STATE OF OREGON
COUNTY OF KLAMATH

Rec. 3rd

THIS INDENTURE made and entered into on this 8th day of September, 2012, by and between LARRY L. STROTH AND REBA J. STROTH, HUSBAND AND WIFE, AS JOINT TENANTS, 3817 PARULA ROAD, KLAMATH FALLS, OR 97601 hereinafter referred to as Grantor(s) and LARRY L. STROTH AND REBA J. STROTH, AS TRUSTEES OF THE STROTH FAMILY TRUST DATED MARCH 18, 2004, 3817 PARULA ROAD, KLAMATH FALLS, OR 97601, 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"

see attached Exhibit B for Certification of Trust

Also known as: 3817 PARULA ROAD, KLAMATH FALLS, OR 97601
Property Tax ID No.: R-3808-015CA-01200-000
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.

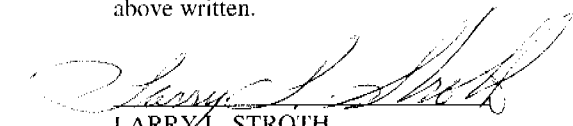
Mail Tax Statements To: Larry L. Stroth and Reba J. Stroth
3817 Parula Rd.
Klamath Falls, OR 97601

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.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$ ^{1.00}~~0.00~~. See ORS 93.030.

Assessor's parcel No. R-3808-015CA-01200-000

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


LARRY L. STROTH

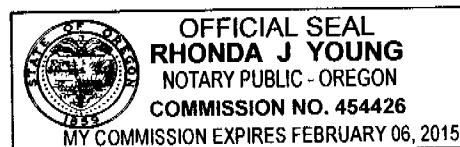

REBA J. STROTH

STATE OF Oregon
COUNTY OF Klamath

This instrument was acknowledged before me on Sept 8 2012 by LARRY L. STROTH & REBA J STROTH


NOTARY PUBLIC FOR Oregon
MY COMMISSION EXPIRES 2-6-15

STATE OF _____
COUNTY OF _____



This instrument was acknowledged before me on _____ by _____.

NOTARY PUBLIC FOR _____
MY COMMISSION EXPIRES _____

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 1163, TRACT NO. 1429, RUNNING Y RESORT PHASE 13, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.

PARCEL ID: R-3808-015CA-01200-000

PROPERTY COMMONLY KNOWN AS: 3817 PARULA ROAD, KLAMATH FALLS, OR 97601

After Recording Return to:
TITLE SOURCE
Attn: RECORDING TEAM
662 WOODWARD AVENUE
DETROIT, MI 48226
File No/ 56727901

Tax ID No.: R-3808-015CA-01200-000

CERTIFICATION OF TRUST

Exhibit B

The undersigned declare(s) under penalty of perjury under the laws of the State of OREGON that the following is true and correct:

1. The Trust known as THE STROTH FAMILY TRUST DATED MARCH 18, 2004, is a valid and existing trust.

The name(s) of the settlor(s) of the Trust is (are): LARRY L. STROTH AND REBA J. STROTH

The name(s) of the currently acting trustee(s) is (are): LARRY L. STROTH AND REBA J. STROTH

2. The trustee(s) of the Trust have the following powers (initial applicable line(s)):

- ☒ Power to acquire additional property.
☒ Power to sell and execute deeds.
☒ Power to encumber, and execute deeds of trust.
Other: _____

3. The Trust is (check one): ☒ Revocable ☐ Irrevocable

The name of the person who may revoke the Trust is: LARRY L. STROTH AND REBA J. STROTH

4. The number of trustees who must sign documents in order to exercise the powers of the Trust is (are): _____, whose name(s) is (are): LARRY L. STROTH AND REBA J. STROTH

5. Title to Trust assets is to be taken as follows: LARRY L. STROTH AND REBA J. STROTH, AS TRUSTEES OF THE STROTH FAMILY TRUST DATED MARCH 18, 2004.

6. The Trust has not been revoked, modified or amended in any manner which would cause the representations contained herein to be incorrect.

7. I (we) am (are) all of the currently acting trustees.

8. I (we) understand that I (we) may be required to provide copies of excerpts from the original Trust documents which designate the trustees and confer the power to act in the pending transaction.

Dated: 9/8/12

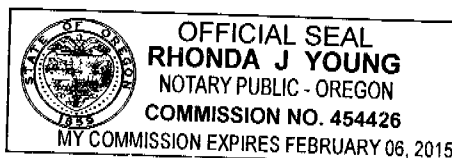
Larry L. Stroth, Trustee
LARRY L. STROTH, TRUSTEE

Reba J. Stroth, Trustee
REBA J. STROTH, TRUSTEE

STATE OF Oregon
COUNTY OF Klamath

This instrument was acknowledged before me on Sept 8 2012 by LARRY L STROTH & REBA J. STROTH, TRUSTEE.

Rhonda J Young
NOTARY PUBLIC FOR Oregon
MY COMMISSION EXPIRES 2-6-15



STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____ by _____, TRUSTEE.

NOTARY PUBLIC FOR _____
MY COMMISSION EXPIRES _____



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