

2012-011295

Klamath County, Oregon



00125586201200112950050053

10/11/2012 09:49:30 AM

Fee: \$57.00

After Recording Return to:

TITLE SOURCE

Attn: RECORDING TEAM

662 WOODWARD AVENUE

DETROIT, MI 48226

File No. 56890376

When Recorded Return To:

Indecomm Global Services

2925 Country Drive

St. Paul, MN 55117

Tax ID No.:

R-3808-015DC-00100-000 AND R891204

78053531-03

(3)

56890376-1485299

BARGAIN & SALE DEED

Record 3rd

STATE OF OREGON

COUNTY OF KLAMATH

THIS INDENTURE made and entered into on this 25 day of September, 2012, by and between DAVID R. POLLARD AND CAROL L. POLLARD, HUSBAND AND WIFE, AS JOINT TENANTS, NOT AS TENANTS IN COMMON, 3765 PARULA ROAD, KLAMATH FALLS, OR 97601 hereinafter referred to as Grantor(s) and DAVID R. POLLARD AND CAROL L. POLLARD, AS TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE POLLARD LIVING TRUST DATED JANUARY 27, 2010, 3765 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"

Also known as: 3765 PARULA ROAD, KLAMATH FALLS, OR 97601

Property Tax ID No.: R-3808-015DC-00100-000 AND R891204

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 Certification of Trust, Exhibit B

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 \$ 0.00. See ORS 93.030.

Assessor's parcel No. R-3808-015DC-00100-000 AND R891204

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

David R. Pollard

DAVID R. POLLARD

Carol L. Pollard

CAROL L. POLLARD

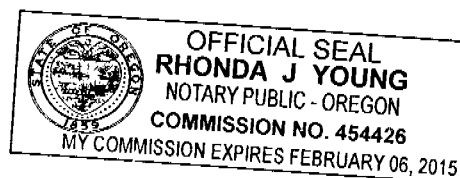
STATE OF Oregon
COUNTY OF Klamath

This instrument was acknowledged before me on Sept 25 2012
DAVID R. POLLARD, TRUSTEE by CAROL L. POLLARD
RFY

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 _____.

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 1159 OF RUNNING Y RESORT TRACT 1429, RUNNING Y RESORT, PHASE 13, RECORDED NOVEMBER 23, 2004 ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

PARCEL ID: R-3808-015DC-00100-000 AND R891204

PROPERTY COMMONLY KNOWN AS: 3765 PARULA ROAD, KLAMATH FALLS, OR 97601

After Recording Return to:
TITLE SOURCE
Attn: RECORDING TEAM
662 WOODWARD AVENUE
DETROIT, MI 48226
File No. 56890376

Tax ID No.:
R-3808-015DC-00100-000 AND R891204

Exhibit B

CERTIFICATION OF TRUST

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 POLLARD LIVING TRUST DATED JANUARY 27, 2010, is a valid and existing trust.

The name(s) of the settlor(s) of the Trust is (are): DAVID R. POLLARD AND CAROL L. POLLARD

The name(s) of the currently acting trustee(s) is (are): DAVID R. POLLARD AND CAROL L. POLLARD

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: DAVID R. POLLARD AND CAROL L. POLLARD

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): DAVID R. POLLARD AND CAROL L. POLLARD

5. Title to Trust assets is to be taken as follows: DAVID R. POLLARD AND CAROL L. POLLARD, AS TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE POLLARD LIVING TRUST DATED JANUARY 27, 2010.

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: 9/25/2012

David R. Pollard, Trustee

DAVID R. POLLARD, TRUSTEE

Carol L. Pollard, Trustee

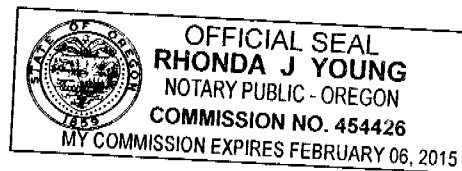
CAROL L. POLLARD, TRUSTEE

STATE OF Oregon
COUNTY OF Klamath

This instrument was acknowledged before me on Sept 25, 2012
DAVID R. POLLARD, TRUSTEE by CAROL L. POLLARD, 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 _____



U03073855
1632 10/3/2012 78053531/3