

2012-012094

Klamath County, Oregon



00126531201200120940030030

10/31/2012 11:10:04 AM

Fee: \$47.00

Grantor Name and Address:

Patrick Barry and Anne Barry
1959 Old Military Rd.
Central Point, Oregon 97502

Until requested otherwise, send all
Tax statements to:
Eric Ronemus and Anne Uzzell
8375 Gold Ray Rd.
Central Point, OR 97502

DEED AND BILL OF SALE

This deed and bill of sale dated this 24th day of October, 2012, executed and delivered by and between Patrick Barry and Anne Barry, husband and wife, hereinafter collectively referred to as "Seller" and Anne M. Uzzell and Eric Ronemus, husband and wife, hereinafter collectively referred to as "Buyer".

WITNESSETH:

Seller hereby bargains, sells, and conveys all buildings, improvements, fixtures and personal property located at Lot 17, Block E of Lake of the Woods Recreation Sub Unit (Summer Homesites), Klamath County, Oregon, hereinafter collectively called "Property", excepting assorted personal property previously agreed upon and identified between Buyer and Seller.

Property shall include all State and Federal water rights currently and previously associated and used at the premises. Further, Property shall include all docks, outbuildings and outbuilding contents, and any and all other watercraft and associated personal property located thereon, except as identified above.

Buyer and Seller agree that the joint checking account between the parties shall be split equally.

This deed and bill of sale transfers and conveys all Property located at the premises, excepting the real property, which property is owned by USDA Forest Service and subject to a special use permit authorized by USDA Forest Service, permit number: E-17. The Seller warrants to Buyer that they have good and marketable title to said Property, full authority to sell and transfer said Property, and that said Property is sold free of all liens, encumbrances, liabilities, and adverse claims of every nature and description whatsoever.

Seller further warrants to Buyer that they will fully defend, protect, indemnify and hold harmless the Buyer and its lawful successors and assigns from any adverse claims made thereto by all persons whomsoever.

Said property is sold to Buyer in "AS IS WITH ALL FAULTS" condition and where presently located, without any warranties by Seller, express or implied.

The true and actual consideration paid for this transfer is \$100,000.00.

Seller:

Anne Barry
Anne Barry

Patrick Barry
Patrick Barry

Buyer:

Anne M. Uzzell
Anne M. Uzzell

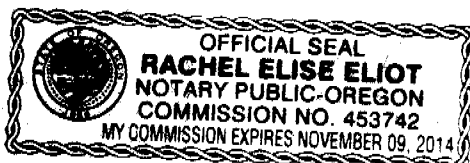
Eric Ronemus
Eric Ronemus

DATED this 19 day of Oct, 2012.
STATE OF OREGON)

County of Jackson)

)ss.

This instrument was acknowledged before me this day of Oct 19, 2012, by Patrick Barry, and he acknowledged the above instrument to be his voluntary act and deed.



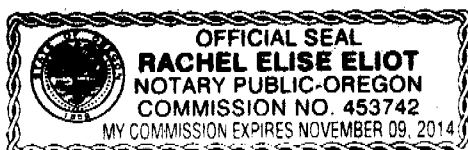
Rachel Elise Eliot
Notary Public for Oregon

STATE OF OREGON)

County of Jackson)

)ss.

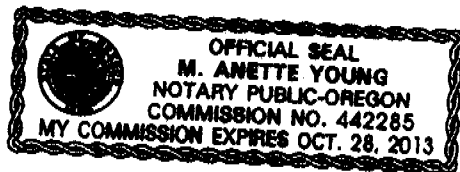
This instrument was acknowledged before me this day of Oct 19, 2012, by Anne Barry, and she acknowledged the above instrument to be her voluntary act and deed.



Rachel Elise Eliot
Notary Public for Oregon

STATE OF OREGON)
)ss.
County of Jackson)

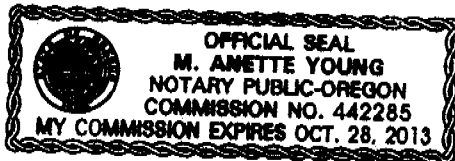
This instrument was acknowledged before me this day of 24th Oct, 2012, by
ERIC Ronemus, and he acknowledged the above instrument to be
his voluntary act and deed.



M. Anette Young
Notary Public for Oregon

STATE OF OREGON)
)ss.
County of Jackson)

This instrument was acknowledged before me this day of 24th Oct, 2012, by
Anne Azzel, and she acknowledged the above instrument to be
her voluntary act and deed.



M. Anette Young
Notary Public for Oregon