

2012-013681

Klamath County, Oregon

AFTER RECORDING RETURN TO:

Nathan J. Ratliff
620 Main Street
Klamath Falls OR 97601



00128364201200136810020024

12/10/2012 11:18:50 AM

Fee: \$42.00

GRANTOR'S NAME AND ADDRESS:

Tamera Bancroft
1536 N. El Dorado Avenue
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS:

Tamera Cathleen Bancroft, Trustee of the
Tamera Cathleen Bancroft Living Trust
U.A.D. December 7, 2012

SEND TAX STATEMENTS TO:

Tamera Bancroft
1536 N. El Dorado Avenue
Klamath Falls, OR 97601

BARGAIN AND SALE DEED

TAMERA BANCROFT, hereinafter referred to as grantor, conveys to **TAMERA CATHLEEN BANCROFT, TRUSTEE OF THE TAMERA CATHLEEN BANCROFT LIVING TRUST, U.A.D. DECEMBER 7, 2012**, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

An undivided one-half interest in and to that certain real property located at 1536 El Dorado Avenue, (mailing address: 1536 N. El Dorado Avenue), Klamath Falls, Klamath County, Oregon, more particularly described as follows, to-wit:

All of Lot 3 and the Southeasterly 34 feet of the Easterly 80 feet of Lot 2, Block 9, HILLSIDE ADDITION, to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

Property ID #: R186836

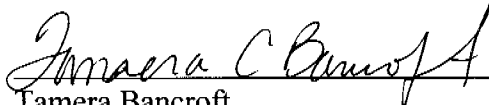
Map Tax Lot #: R-3809-029AA-03700-000

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration; i.e., for estate planning purposes.

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

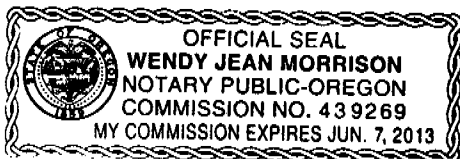
IN WITNESS WHEREOF, the grantor has executed this instrument this 7th day of December, 2012.

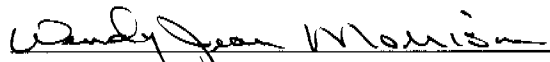
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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


Tamera Bancroft

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 7th day of December, 2012, by Tamera Bancroft.




NOTARY PUBLIC FOR OREGON
My Commission expires: