

2012-014488

Klamath County, Oregon

12/31/2012 12:20:04 PM

Fee: \$42.00

MTL 1396-11027

Filed for record at the request of/

After recording, return to:

Kay B. Abramowitz

Ater Wynne LLP

1331 NW Lovejoy St., Suite 900

Portland, OR 97201

**Grantor:**

Curtis A. Baney, Trustee of

the Myrtle Baney Trust

475 NE Bellevue

Bend, OR 97701

**Grantee:**

Kim D. Baney

Kelsey Chamberlain

475 NE Bellevue

Bend, OR 97701

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

Until a change is requested, send tax statements to:

No Change

For Clerk's Use Only

**BARGAIN AND SALE DEED**

**CURTIS A. BANEY, Trustee of the MYRTLE BANEY TRUST U/A/D 10/6/1990**, and any Amendments, **GRANTOR**, conveys to **KIM D. BANEY**, an undivided sixty-five percent (65%) interest of Grantor's one-half (1/2) undivided interest, and **KELSEY CHAMBERLIN**, an undivided thirty-five percent (35%) interest of Grantor's one-half (1/2) undivided interest, **GRANTEES**, in the following described real property located at 1920 Arthur Street, City of Klamath Falls, County of Klamath, State of Oregon, and more fully described as follows:

Parcel 1: Lot 8 in Block 1 of HOME ACRES, according to the official plat thereof on file in the records of Klamath County, Oregon.

Parcel 2: The North one-half of Lot 9 in Block 1 of HOME ACRES, according to the official plat thereof on file in the records of Klamath County, Oregon.

Parcel 3: The Westerly 116.0 feet of the Southerly 72.7 feet of Lot 7 in Block 1, Home Acres, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

**SUBJECT TO:** any 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.

THE TRUE CONSIDERATION FOR THIS CONVEYANCE IS \$0. THIS CONVEYANCE IS FOR ESTATE PLANNING PURPOSES ONLY.

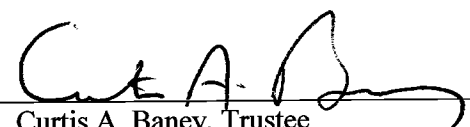
Dated this 28<sup>th</sup> day of December, 2012

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

**GRANTOR:**

Curtis A. Baney, Trustee of the Myrtle Baney Trust  
U/A/D 10/6/1990

By:

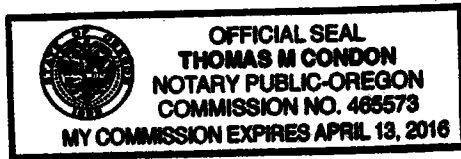
  
Curtis A. Baney, Trustee

1590509/1/CEB/105858-0001

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.

STATE OF OREGON                    )  
  ) ss.  
COUNTY OF DESCHUTES    )

This instrument was acknowledged before me on the 28<sup>th</sup> day of December, 2012, by **CURTIS A. BANEY, Trustee of the MYRTLE BANEY TRUST**, Grantor.



Thomas M Condon  
Notary Public for Oregon