

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

2012-014489  
Klamath County, Oregon  
12/31/2012 12:20:04 PM  
Fee: \$42.00

**Grantor:**

Curtis A. Baney, Trustee of the  
Myrtle Baney Trust  
475 NE Bellevue  
Bend, OR 97701

**Grantee:**

Curtis A. Baney, Trustee of the  
Curtis A. Baney Revocable Living Trust  
475 NE Bellevue  
Bend, OR 97701

Until a change is requested, send tax statements  
to:  
No Change

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

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 **CURTIS A. BANEY, Trustee of the CURTIS A. BANEY REVOCABLE LIVING TRUST U/A/D 6/4/2010**, and any Amendments, GRANTEE, all right, title and interest in Grantor's undivided one-half (1/2) interest in the following described real property located at 220 N. Fourth Street, City of Klamath Falls, County of Klamath, State of Oregon, and more fully described as follows:

Lots 6, 7 and 8 in Block 7 of ORIGINAL TOWN OF LINKVILLE, now City of Klamath Falls, Oregon, according to the official plat thereof on file in the records of 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 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

PAGE 1 OF 2 BARGAIN AND SALE DEED

**GRANTOR:**

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

By:   
Curtis A. Baney, Trustee

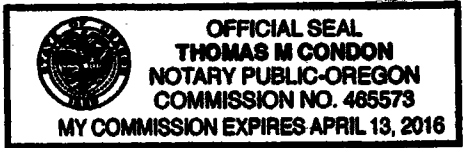
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SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007,  
SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS  
2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS  
2010.

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