

2013-000403

Klamath County, Oregon



00129784201300004030020027

01/11/2013 08:35:22 AM

Fee: \$42.00

Bill of Sale Grantor
Odell G3 Trust, LLC, an Oregon Limited Liability Company
Bill of Sale Grantee
All Future Tax Statements should be sent to:
Mike and Karen Mansker, and Susan and Neil Burck, Tenants in Common
PO Box 1376
Sisters, OR 97759

BILL OF SALE/Deed

KNOW ALL MEN BY THESE PRESENTS, That Odell G3 Trust, LLC, an Oregon Limited Liability Company, hereinafter called the seller, in consideration of the sum of **\$450,000.00** the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, transfer and deliver unto, **Mike and Karen Mansker, TBE a 50% interest, and Susan and Neil Burck, TBE a 50% interest, as Tenants in Common** hereinafter called the buyer, the following described property ("the property"), now located at Odell Lake, Block G-1, Lot 3 (cabin only, on National Forest Land by Special Use Permit), Crescent Lake, Oregon, in Klamath County, Oregon and also known by Klamath County as Property ID# R125910, Map Tax Lot # R-2306-00000-00100-F06 to wit:

A Term Special Use Permit for recreation residence, all improvements, all furniture, appliances and miscellaneous items as currently located on the above described property.

TO HAVE AND TO HOLD the same unto the buyer and the buyer's executors, administrators, successors and assigns forever. The undersigned seller hereby covenant to and with the said buyer and to and with the buyer's successors in interest and assigns, that the seller is the owner of the property and that the property is free from all encumbrances, except: **NONE**; that seller has a good right to sell the same; and that seller will and seller's heirs, executors, administrators and successors shall warrant and forever defend this sale against the lawful claims and demands of all persons whomsoever.

Odell G-3 Trust, LLC members include:

Susan and Neil Burck 25% interest
Mike and Karen Mansker 25% interest and
Inga and Gary Mansker 50% interest

This conveyance gifts, at their original basis of \$225,000, Inga and Gary Mansker's interest in the property equally as an undivided interest to Susan and Neil Burck and Mike and Karen Mansker. For clarification Susan and Neil Burck paid \$112,500 for 25% interest and Mike and Karen Mansker paid \$112,500 for 25% interest in an unrecorded transaction with Lee T and Debra A Smith prior to Gary and Inga Mansker contributing \$225,000 to the Odell G-3 Trust, LLC to purchase Smith's remaining 50% interest - thus the total true basis in the property is \$450,000.

In construing this Bill of Sale and where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this instrument shall apply equally to individuals and to entities.

Mike Mansker, Karen Mansker, Susan Burck, Neil Burck, Inga Mansker and Gary Mansker, being first duly sworn, depose and say that I/we am/are, the sole owner(s) of the property described in the foregoing instrument, that the same has been paid in full, and that on this date the same is free and clear of liens and encumbrances of every kind and nature, except: **NONE**

Executed this 21 day of December, 2012


Mike Mansker


Karen Mansker


Susan Burck


Neil Burck


Inga Mansker


Gary Mansker

STATE OF OREGON

COUNTY OF DESCHUTES

ON December 21, 2012, before me, CHERYL A. WHITE, Notary Public, personally appeared

Inga Mansker, Gary Mansker, Susan Burck, Neil Burck, Karen Mansker, Mike Mansker, who proved

to me on the basis of satisfactory evidence to be the person(s) whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify UNDER PENALTY OF PERJURY under the laws of the State of Oregon that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Cheryl A. White, Notary Public/Oregon
My commission expires - March 20, 2015