

2013-001343

Klamath County, Oregon



00130936201300013430020029

02/05/2013 03:37:21 PM

Fee: \$42.00

GRANTORS NAME AND ADDRESS

E. MARTIN KERNS AND
SYDNEY K. GIACOMINI, as Successor
Co-Trustees of the Elaine G.
Kerns 1992 Trust
9350 Hwy 66
Klamath Falls, OR 97601

GRANTEES NAME AND ADDRESS

Earl Martin Kerns and Shirley
Kerns.
Lyndon E. Kerns
9350 Hwy 66
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO

Neal G. Buchanan
Attorney at Law
435 Oak Avenue
Klamath Falls, OR 97601

UNTIL A CHANGE IS REQUESTED

SEND TAX STATEMENTS TO

E. Martin Kerns and
Shirley Kerns
9350 Hwy 66
Klamath Falls, OR 97601

BARGAIN AND SALE DEED - STATUTORY FORM

The true and actual consideration for this conveyance stated in terms of dollars is \$-0-. However, the actual consideration consists of other property or value given or promised which is the whole consideration, being distribution from out of the said Trust pursuant to the provisions thereof.

E. MARTIN KERNS and SYDNEY K. GIACOMINI, SUCCESSOR TRUSTEES OF THE ELAINE G. KERNS 1992 TRUST, Grantors, convey to **Earl Martin Kerns and Shirley Kerns**, Husband and Wife as tenants by the entirety as to an undivided one-half interest as tenants in common with **Lyndon E. Kerns** as to the remaining one-half undivided interest, **Grantees**, the following described real property situated in Klamath County, Oregon, to-wit:

Township 39 South, Range 8 EWM,
Section 34, SW1/4
Map: R-3908-00000-05500-000
Account No.: R492185

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

DATED this 5th day of February, 2013.

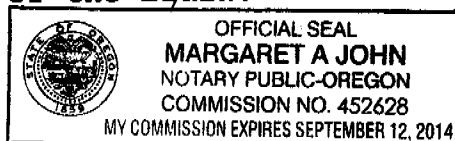
ELAINE G. KERNS 1992 TRUST

By: E. Martin Kerns
E. MARTIN KERNS, Successor
Co-Trustee

By: Sydney K. Giacomini
SYDNEY K. GIACOMINI, Successor
Co-Trustee

STATE OF OREGON, County of Klamath) ss.

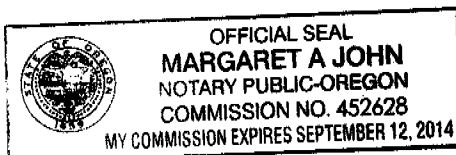
This instrument was acknowledged before me on February 5, 2013 by E. Martin Kerns, as Successor Co-Trustee of the Elaine G. Kerns 1992 Trust.



Margaret John
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES: 9-12-14

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on February 5, 2013 by Sydney K. Giacomini, as Successor Co-Trustee of the Elaine G. Kerns 1992 Trust.



Margaret John
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES: 9-12-14