

2013-002163

Klamath County, Oregon



02/26/2013 03:53:25 PM

Fee: \$42.00

RETURN TO:  
Brandsness, Brandsness &  
Rudd, P.C.  
411 Pine Street  
Klamath Falls, OR 97601

MAIL TAX STATEMENTS:  
David M. Ferguson, Trustee  
The 1997 Dorothy Nelson  
Revocable Trust  
5562 County Road 25  
Mountain Home, AR 72653

## GRANTORS:

Linda L. Newman  
243 Silver Oak Drive  
Paso Robles, CA 93446

## GRANTEE:

The 1997 Dorothy Nelson Revocable Trust  
5562 County Road 25  
Mountain Home, AR 72653

## -BARGAIN AND SALE DEED-

Linda L. Newman, Grantor, conveys to David M. Ferguson and  
Linda L. Newman, Co-Trustees of The 1997 Dorothy Nelson Revocable  
Trust, Grantee, the following described real property situated in  
the County of Klamath, State of Oregon, to-wit:

Lots 2 and 3, Block 110, Klamath Falls Forest Estate Highway 66  
Unit, Plat No. 4 as recorded in Klamath County, Oregon.

The true and actual consideration for this transfer is to  
clear title.

**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. 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.**

DATED this 8<sup>th</sup> day of February 2013.

Linda L. Newman

STATE OF CALIFORNIA )  
 ) ss.  
County of San Luis Obispo )

Personally appeared before me this      day of February 2013  
the above-named Linda L. Newman and acknowledged the foregoing  
instrument to be her voluntary act and deed. Before me:

See attached  
Notary Public for California  
My Commission expires:

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of

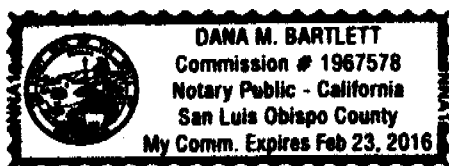
San Luis Obispo

On February 8, 2013  
Date

before me, Dana M. Bartlett, Notary Public  
Here Insert Name and Title of the Officer

personally appeared

Linda L. Newman  
Name(s) of Signer(s)



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

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

WITNESS my hand and official seal.

Signature:

Dana M. Bartlett  
Signature of Notary Public

Place Notary Seal Above

## OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

### Description of Attached Document

Title or Type of Document: Bargain and Sale Deed

Document Date: 8-February 2013

Number of Pages: 1

Signer(s) Other Than Named Above: NONE

### Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_

- ☐ Corporate Officer — Title(s): \_\_\_\_\_
- ☐ Individual
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

Signer's Name: \_\_\_\_\_

- ☐ Corporate Officer — Title(s): \_\_\_\_\_
- ☐ Individual
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

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OF SIGNER  
Top of thumb here