

2013-004797

Klamath County, Oregon



00135272201300047970020024

05/06/2013 10:02:20 AM

Fee: \$42.00

MAIL TAX STATEMENT AND  
RETURN RECORDED DOCUMENT TO:

Steven J. Ross  
6234 Brea Blvd  
Las Vegas, Nevada 89118

Above space reserved for recording information

**GRANT, BARGAIN, SALE DEED CREATING TRUST**

**KNOW ALL MEN BY THESE PRESENTS:** That I, Steve Jay Ross, the undersigned Grantor who is the Creator under that certain DECLARATION OF TRUST hereinafter referred to as The Steven J. & Debra A. Ross Family Trust, dated APR 08 2013, without consideration, do by these presents, hereby Grant, Bargain, Sell and Convey IN TRUST unto Steven J. Ross & Debra A. Ross, as Trustee(s) under said Trust all of my right, title and interest in and to that certain real property situated in Klamath County, State of Oregon and described as:

SEE EXHIBIT "A" ATTACHED HERETO

THIS IS AN EXEMPT TRANSACTION WITH NO CONSIDERATION FROM GRANTEE TO GRANTOR.

IN WITNESS WHEREOF, I, sign this deed this \_\_\_\_\_ day of APR 08 2013, 20\_\_\_\_.

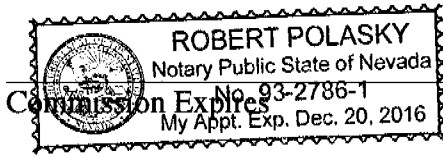
\_\_\_\_\_  
Steve Jay Ross  
Grantor

STATE OF NEVADA  
County of Clark

APR 08 2013

**ACKNOWLEDGMENT**

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned Notary Public, personally appeared Steve Jay Ross, known to me to be the individual described in and who executed the foregoing Grant Deed Creating Trust, and acknowledged that said document was executed as his/her free act and deed.



\_\_\_\_\_  
Notary Public

**EXHIBIT "A"**

Attached to and made a part of that certain Grant Bargain Sale Deed dated APR 08 2013, wherein Steven J. Ross, as Trustee(s) of The Steven J. & Debra A. Ross Family Trust, dated APR 08 2013, is/are the Grantee(s) of property described as:

Lot 11, Block 16, Oregon Shores Subdivision, Tract #1053, in the County of Klamath, State of Oregon, as shown on the Map filed on October 3, 1973 in Volume 20, pages 21 and 22 of Maps in the office of the County Recorder of Said County.

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. 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.

SUBJECT TO AND TOGETHER WITH rights of way, all gas, oil, metals, water and mineral rights, reservations, restrictions, exceptions, easements, covenants, conditions of record, encumbrances and current taxes.

This transaction is for estate planning purposes.

**THIS IS AN EXEMPT TRANSACTION WITH NO CONSIDERATION FROM GRANTEE TO GRANTOR.**