

2013-008770

Klamath County, Oregon



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08/02/2013 09:48:45 AM

Fee: \$47.00

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

Erik C. Larsen
Hornecker, Cowling, et al
717 Murphy Road
Medford, OR 97504

**UNTIL A CHANGE IS REQUESTED:
SEND ALL TAX STATEMENTS TO:**

Elgan L. and Diane E. Cook
3352 Twin Lakes Road
Chiloquin, OR 97624

GRANTEE:

Elgan L. Cook and Diane E. Cook
Trustees of the Cook Family Trust
3352 Twin Lakes Road
Chiloquin, OR 97624

BARGAIN AND SALE DEED

FOR VALUE RECEIVED, Elgan Leroy Cook and Diane E. Cook, husband and wife, as Grantors, do hereby grant, bargain, sell and convey unto, Elgan L. Cook and Diane E. Cook, Trustees of the Cook Family Trust dated July 31, 2013, as Grantee, all that certain real property located in Klamath County, Oregon, and more particularly described as follows:

See Exhibit "A" attached hereto and by this reference incorporated herein and made a part hereof.

The consideration for this transfer is ZERO DOLLARS.

TOGETHER WITH all improvements, easements, hereditaments and appurtenances thereto, and subject to such rights, easements, covenants, restrictions and zoning regulations as appear of record or based upon the premises.

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 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.

IN WITNESS WHEREOF, Grantors have hereunto subscribed their names to this instrument effective the 31st day of July, 2013.

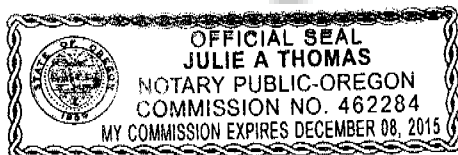
GRANTORS:

Elgan Leroy Cook
ELGAN LEROY COOK

Diane E. Cook
DIANE E. COOK

STATE OF OREGON)
) ss.
County of Jackson)

On this 31st day of July, 2013, before me, the undersigned Notary Public in and for said State, personally appeared Elgan Leroy Cook and Diane E. Cook, known or identified to me to be the persona whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.



Julie A. Thomas
Notary Public for the State of Oregon
My Commission Expires: 12/8/2015

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EXHIBIT A

PARCEL 1:

Lot 5 in Block 20 of TRACT 1113, OREGON SHORES-UNIT 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

Lot 13 in Block 20 of TRACT 1113 OREGON SHORES-UNIT 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.