

SLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



AMERITITLE

MTC13910-11172

2013-010593

Klamath County, Oregon

09/17/2013 01:24:06 PM

Fee: \$42.00

Grantor's Name and Address

Grantee's Name and Address

After recording, return to (Name and Address):

Patricia Windsor
2964 Summers Lane
Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to (Name and Address):

No change

SPACE RESERVED
FOR
RECORDER'S USE

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Patricia Windsor successor trustee of the Windsor Living Trust

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Patricia Windsor trustee of the Windsor Revocable Living Trust

hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows (legal description of property):

See attached legal description

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0 to clear title. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, 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 businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on September 16, 2013; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

Patricia Windsor
Patricia Windsor
successor trustee

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on _____, by _____

This instrument was acknowledged before me on _____, by Patricia Windsor

as Trustee

of Windsor Living Trust



Notary Public for Oregon

My commission expires 3-12-16

LEGAL DESCRIPTION

A portion of the S1/2S1/2SE1/4SE1/4 of Section 3, Township 39 South, Range 9 East of the Willamette, Klamath County, Oregon, described as follows:

Beginning at an iron pin on the Westerly right-of-way line of Summers Lane, said point being South 89°26' West a distance of 30.0 feet and North 1°14' West a distance of 255.0 feet from the Cased Monument marking the Southeast corner of said Section 3; thence South 89°26' West a distance of 120.0 feet to an iron pin; thence South 1°14' East a distance of 100.0 feet; thence North 89°26' East, a distance of 120.0 feet to the Westerly right-of-way line of Summers Lane; thence North 1°14' West along said right-of-way line, a distance of 100.0 feet to the point of beginning.