

2013-011841
Klamath County, Oregon
10/18/2013 01:46:15 PM
Fee: \$52.00

RECORDING REQUESTED BY:
Fidelity National Title Company of Oregon

GRANTOR:
Ange J. Lobue and Chantal M. Lobue, Trustees

GRANTEE:
Ange J. Lobue and Chantal M. Lobue
5244 Patrick Creek Dr.
Mckinleyville, CA 95519

SEND TAX STATEMENTS TO:
Ange J. Lobue and Chantal M. Lobue
5244 Patrick Creek Drive
Mckinleyville, CA 95519

AFTER RECORDING RETURN TO:
Ange J. Lobue and Chantal M. Lobue
5244 Patrick Creek Drive
Mckinleyville, CA 95519

Escrow No: 20130083738-FTPOR10OFT

1515 Arthur Street
Klamath Falls, OR 97603

SPACE ABOVE THIS LINE FOR RECORDER'S USE

BARGAIN AND SALE DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Ange J. Lobue and Chantal M. Lobue, Trustees of the Ange J. Lobue and Chantal M. Lobue 2009 Revocable Trust Under Instrument Dated April 7, 2009, Grantor, conveys to

Ange J. Lobue and Chantal M. Lobue, husband and wife as joint tenants, Grantee, the following described real property, situated in the County of Klamath, State of Oregon,

SEE LEGAL DESCRIPTION ATTACHED HERETO

The true consideration for this conveyance is \$0.00. (See ORS 93.030).

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.

Dated: October 3, 2013

20130083738-FTPOR10OFT
Deed (Bargain and Sale – Statutory Form)

MH no trustee 10-8-13

Ange J. Lobue, Trustee

Chantal M Lobue Trustee
Chantal M. Lobue, Trustee 10-8-13

State of _____

COUNTY of _____

This instrument was acknowledged before me on _____

by Ange J. Lobue and Chantal M. Lobue,

Notary Public

State of _____

My commission expires: _____

one attached California Notary Acknowledgment

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Humboldt

On 10-8-13 before me, Kathy A. Radford, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Ange J. Lobue and Chantal M. Lobue
Name(s) of Signer(s)

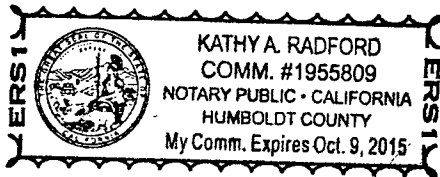
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),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

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 - Statutory Form

Document Date:

Number of Pages:

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:

- ☐ Individual
- ☐ Corporate Officer — Title(s):
- ☐ 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:

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

Signer Is Representing:

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

EXHIBIT "A"

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF KLAMATH, STATE OF Oregon, AND IS DESCRIBED AS FOLLOWS:

LOT 7, ELM PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Parcel ID: R444978

Commonly known as 1515 ABCD Arthur , Klamath Falls, OR 97603
However, by showing this address no additional coverage is provided