

2013-012006

Klamath County, Oregon



00144163201300120060020024

**BARGAIN AND SALE DEED**

Grantor:

Glenda Susan McCall and Margaret Anne Knochenhauer, as Successor co-Trustees of the Keep Family Trust U/A dated March 1, 2010  
2327 Olympic Avenue  
Menlo Park, CA 94025

10/23/2013 03:20:13 PM

Fee: \$42.00

Grantees:

Margaret Anne Knochenhauer  
1280 Fernside Drive  
Redwood City, CA 94061

Marsh Howard McCall, Jr. and Glenda Susan McCall, as Trustees of the McCall Family Trust U/A dated July 26, 1994  
2327 Olympic Avenue  
Menlo Park, CA 94025

After recording, return to

James R. Uerlings  
Boivin, Uerlings & Dilaconi, P.C.  
803 Main Street, Ste 201  
Klamath Falls, OR 97601

Send tax statements to:

Glenda Susan McCall  
2327 Olympic Avenue  
Menlo Park, CA 94025

Consideration: \$0.00

KNOW ALL MEN BY THESE PRESENTS, That **Glenda Susan McCall and Margaret Anne Knochenhauer, as Successor co-Trustees of the Keep Family Trust U/A dated March 1, 2010**, hereinafter called Grantor, for the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto **Margaret Anne Knochenhauer (undivided 1/2 interest) and Marsh Howard McCall, Jr. and Glenda Susan McCall, as Trustees of the McCall Family Trust U/A dated July 26, 1994 (undivided 1/2 interest)**, as Tenants-in-Common, hereinafter called Grantees, and unto Grantees' heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Real Property located at 800 Mt. Whitney Street, Klamath Falls, Klamath County, Oregon, more particularly described as:

Lot 5, Block 16, First Addition to the City of Klamath Falls, Klamath County, Oregon

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

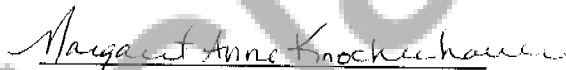
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole of the consideration.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

Notarized & Certified

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 SECTION 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

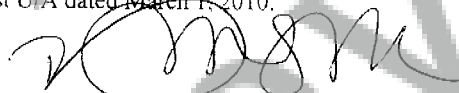
In Witness Whereof, the Grantor has executed this instrument this 19<sup>th</sup> day of October, 2013; if a corporate Grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.


  
Margaret Ann Knochenauer, Successor co-Trustee  
of the Keep Family Trust U/A dated March 1, 2010  
Margaret Ann Knochenauer

STATE OF CALIFORNIA)  
County of San Mateo) SS

This instrument was acknowledged before me on October 19<sup>th</sup>, 2013 by Margaret Ann Knochenauer, as Successor co-Trustee of the Keep Family Trust U/A dated March 1, 2010.

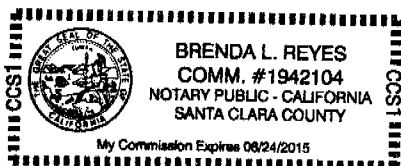


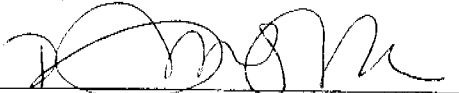
  
Notary Public for ~~Oregon~~ California  
My Commission Expires: 06/24/2015

  
Glenda Susan McCall, Successor co-Trustee  
of the Keep Family Trust U/A dated March 1, 2010

STATE OF CALIFORNIA)  
County of San Mateo) SS

This instrument was acknowledged before me on October 19<sup>th</sup>, 2013 by Glenda Susan McCall, as Successor co-Trustee of the Keep Family Trust U/A dated March 1, 2010.



  
Notary Public for ~~Oregon~~ California  
My Commission Expires: 06/24/2015