

2013-012103

Klamath County, Oregon



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10/28/2013 12:57:32 PM

Fee: \$62.00

Grantors/Beneficiaries:

Jerry Niemeyer and Delores Niemeyer

Grantees/Assignees:

Jerry Niemeyer and Delores Niemeyer

Trustees of the NIEMEYER FAMILY TRUST, UTD 10-7-2013

After recording return to: Eric Lee Niemeyer, Attorney at Law
601 Willamette Ave
Medford, OR 97504

**BARGAIN AND SALE DEED AND ASSIGNMENT (TRANSFER TO TRUST)
APPOINTMENT OF SUCCESSOR TRUSTEE**

Jerry Niemeyer and Delores Niemeyer, Grantors/Beneficiaries, conveys, assigns and transfers to Jerry

Niemeyer and Delores Niemeyer, Trustees of the NIEMEYER FAMILY TRUST, UTD 10-7-2013
Grantees and Assignees, all of the **Real Property** described below, and, all beneficial interests in the **Trust Deeds** listed in this document, along with all interests in the Notes described in such Trust Deeds. The NIEMEYER FAMILY TRUST shall have and hold the same, including successors in interest and assigns. Consideration for this conveyance and assignment is one dollar(\$1.00).

The **Real Property** is located in Klamath County Oregon and described as follows;

The Northwesterly 55 feet of lots 1 and 2, Block 19, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon. CODE 001 MAP 3809-029CD TL 03900 KEY #368578.

The **Trust Deeds** are contained in the records of the clerk of Klamath County, Oregon and described as follows;

No	Recording Number	Date Recorded	Grantor	Original Trustee
1	M05, page 71700	12/23/05	Kathleen Diane Eldridge	Lawyers Title Insurance Corporation
2	2006-15545-15546	08/02/06	Kathleen Diane Eldridge	Lawyers Title Insurance Corporation
3	2007-009943	06/04/07	Kathleen Diane Eldridge	Lawyers Title Insurance Corporation

APPOINTMENT OF SUCCESSOR TRUSTEE

The Beneficiaries of the Trust Deeds listed herein, desire to appoint a new trustee in place of the original named trustees. NOW THEREFORE, the undersigned hereby appoints Eric Lee Niemeyer, Attorney at Law, whose address is 601 Willamette Ave, Medford, OR 97504 as successor trustee of the original trust deeds, to have all the power of the original trustees, effective immediately.

Per ORS 93.040 the parties are notified that, 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/Beneficiaries voluntarily execute this document.


Jerry Niemeyer, Grantor and Beneficiary


Delores Niemeyer, Grantor and Beneficiary

STATE OF OREGON

County of Jackson

)
) ss.
)

Jerry Niemeyer and Delores Niemeyer
acknowledged and signed this instrument before
me on,

DATE: 10-7-13



Signed
Notary Public for Oregon

My Commission Expires: 2-25-2016

