

2013-013109

Klamath County, Oregon



00145524201300131090020026

11/25/2013 03:27:37 PM

Fee: \$42.00

BARGAIN AND SALE DEED

Grantor: Sage Abella and Kenn Russell Stump,
as Trustees of the Fat Destiny Trust
PO Box 1282
Middletown, CA 95461

Grantee: Sage Abella, as Trustee of the
Hearteagle Trust
PO Box 1282
Middletown, CA 95461

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:
Sage Abella, as Trustee of the
Hearteagle Trust
PO Box 1282
Middletown, CA 95461

Consideration: \$0.00

KNOW ALL MEN BY THESE PRESENTS, That Sage Abella and Kenn Russell Stump, as Trustees of the Fat Destiny Trust Agreement dated January 21, 2011, hereinafter called Grantors, for the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto Sage Abella, as Trustee of the Hearteagle Trust dated October 24, 2013, 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 anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Parcel 2: Lot 64 and the Easterly 13' of Lot 63 and the adjacent vacated alley of ROSELAWN to the city of Klamath Falls, Oregon; being a subdivision of Block 70, BUENA VISTA ADDITION in the City of Klamath Falls, Klamath County, Oregon
Property Tax Id #R213771

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.

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

