

2013-013758

Klamath County, Oregon

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:
REESE, SMALLEY, WISEMAN & SCHWEITZER, LLP
Attn: Lawrence R. Smalley
1265 Willis Street
Redding, CA 96001



00146297201300137580020023

12/17/2013 09:23:07 AM

Fee: \$42.00

SEND TAX STATEMENTS TO:

Carmel Copeland, Trustee
2832 Blue Bell Drive
Redding, CA 96001

BARGAIN AND SALE DEED

CARMEL COPELAND, TRUSTEE OF THE SHANNON B. COPELAND AND CARMEL COPELAND 1997 REVOCABLE TRUST, erroneously referred to as THE COPELAND 1997 REVOCABLE TRUST U/I/D 12/17/97, Grantor, conveys unto CARMEL COPELAND, TRUSTEE OF THE SHANNON B. COPELAND AND CARMEL COPELAND 1997 REVOCABLE TRUST - BYPASS TRUST, and her successors in Trust, Grantee, all of her right, title and interest in the real property located in Klamath County, Oregon, more particularly described as follows:

The East ½ of the following described parcels of land:

PARCEL 1

The E1/2 E1/2 E ½ S ½ SE ¼ of Section 24, Township 32 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2

That portion of the E ½ E ½ E ½ NE ¼ of Section 25, Township 32 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying Northeasterly of the center thread of the Williamson River.

Klamath County Map Tax Lot No. R-3207-02400-00100-000
Property ID No. R774601

This deed is made for estate planning purposes and no consideration has been paid heretofore.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.300, 195.301, and 195.305 to 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAW 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 197.300, 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: November 12, 2013

Carmel Copeland
CARMEL COPELAND, Trustee of the Shannon
B. Copeland and Carmel Copeland 1997
Revocable Trust

STATE OF CALIFORNIA)
COUNTY OF SHASTA)

This instrument was acknowledged before me on this 12th day of November, 2013, by CARMEL COPELAND.

Barbragh L. Ford

Notary: Barbragh L. Ford

Notary Public

My commission expires: March 30, 2016

