AFTER RECORDING RETURN TO:

Stephen O. Lane Gleaves Swearingen LLP 975 Oak Street, Suite 800 Eugene, Oregon 97401

Grantors:

G. Peter Ellingson, Trustee of the Robert P. Ellingson Family Trust dated July 24, 2002 and Successor Trustee of the Helen May Ellingson 2001 Trust dated August 14, 2001 P.O. Box 866 Baker City, OR 97814

Grantee: Queen's Cabin, LLC P.O. Box 866 Baker City, OR 97814 2014-001484 Klamath County, Oregon



02/21/2014 09:14:41 AM

Fee: \$47.00

OREGON STATUTORY BARGAIN AND SALE DEED

G. Peter Ellingson, Trustee of the Robert P. Ellingson Family Trust dated July 24, 2002 and Successor Trustee of the Helen May Ellingson 2001 Trust dated August 14, 2001, Grantors, convey to Queen's Cabin, LLC, an Oregon limited liability company, Grantee, the following described real property:

Lots 19, 20, 21, 22, 23 and 24 in Block 34 of MOUNTAIN VIEW ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true consideration for this conveyance is other than money.

Until a change is requested, all tax statements are to be sent to the following address:

Queen's Cabin, LLC P.O. Box 866 Baker City, OR 97814

Tax Account Number: 174652

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 this day of fels ruard, 2014.

G. Peter Ellingson, Trustee of the Robert P. Ellingson Family Trust dated July 24, 2002 and Successor Trustee of the Helen May Ellingson 2001 Trust dated August 14, 2001

STATE OF OREGON) ss. County of Baker)

The foregoing instrument was acknowledged before me this 4th day of globulary, 2014, by G. Peter Ellingson, Trustee of the Robert P. Ellingson Family Trust dated July 24, 2002 and Successor Trustee of the Helen May Ellingson 2001 Trust dated August 14, 2001 as his voluntary act and deed.

OFFICIAL STAMP

JENNIFER LEE DAUGHERTY

NOTARY PUBLIC-OREGON

COMMISSION NO. 923225

MY COMMISSION EXPIRES DECEMBER 12, 2017

Notary Public for Oregon

My Commission Expires: /2-/2-/7