



2014-002591

Klamath County, Oregon

03/25/2014 11:56:05 AM

Fee: \$47.00

After recording, return this deed to:

Tom Um
77 8th Street #205
Oakland, CA 94607

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

Tom Um
77 8th Street #205
Oakland, CA 94607

BARGAIN AND SALE DEED

CURTIS A. BANEY, TRUSTEE OF THE CURTIS O. BANEY MARITAL TRUST U/A/D 6/22/2009 AS TO AN UNDIVIDED ½ INTEREST, KIM D. BANEY AS TO AN UNDIVIDED 65% OF AN UNDIVIDED ½ INTEREST AND KELSEY CHAMBERLIN AS TO AN UNDIVIDED 35% OF AN UNDIVIDED ½ INTEREST, Grantor, conveys to TOM'S MULTI SERVICE, INC., a California corporation, Grantee, the following real property described as:

Parcel 1: Lot 8 in Block 1 of HOME ACRES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon;

Parcel 2: The North one-half of Lot 9 in Block 1 of HOME ACRES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon;

Parcel 3: The Westerly 116.0 feet of the Southerly 72.7 feet of Lot 7 in Block 1 of HOME ACRES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon

The true consideration for this conveyance is: \$1,300,000.

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.

4700

DATED this 20th day of March, 2014.

Grantor:

Curtis O. Baney Marital Trust U/A/D 6/22/2009

By: Curtis A. Baney
Curtis A. Baney, Trustee

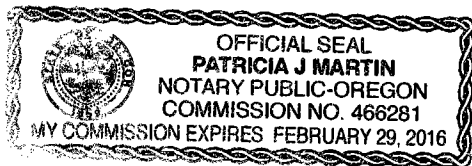
Kim D. Baney
Kim D. Baney

Kelsey Chamberlin
Kelsey Chamberlin

State of Oregon, County of Deschutes

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This instrument was acknowledged before me on March 23, 2014 by Curtis A. Baney, as Trustee of the Curtis O. Baney Marital Trust U/A/D 6/22/2009.

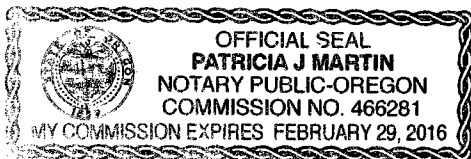


Patricia J. Martin
Notary Public for Oregon
My Commission Expires: 2-29-16

State of Oregon, County of Deschutes

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This instrument was acknowledged before me on March 23, 2014 by Kim D. Baney.

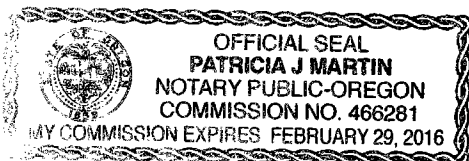


Patricia J. Martin
Notary Public for Oregon
My Commission Expires: 2-29-16

State of Oregon, County of Deschutes

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This instrument was acknowledged before me on March 23, 2014 by Kelsey Chamberlin.



Patricia J. Martin
Notary Public for Oregon
My Commission Expires: 2-29-16