



2014-002592
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 AND CURTIS A. BANEY, TRUSTEE OF THE CURTIS A. BANEY REVOCABLE LIVING TRUST U/A/D 6/4/2010 AS TO AN UNDIVIDED ½ INTEREST, Grantor, conveys to TOM'S MULTI SERVICE, INC., a California corporation, Grantee, the following real property described as:

Lots 6, 7 and 8 in Block 7 of Original Town of Linkville, new City of Klamath Falls, 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: \$500,000.

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.

[signature page follows]

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

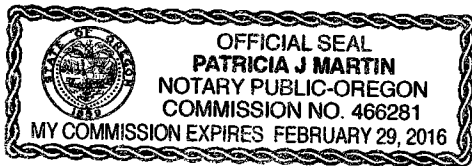
Curtis A. Baney Revocable Living Trust U/A/D 6/4/2010

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

State of Oregon, County of Deschutes

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This instrument was acknowledged before me on March 29, 2014 by Curtis A. Baney, as Trustee of the Curtis O. Baney Marital Trust U/A/D 6/22/2009 and as Trustee of the Curtis A. Baney Revocable Living Trust U/A/D 6/4/2010.



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