

2014-012126

Klamath County, Oregon



00161794201400121260010013

11/20/2014 03:45:30 PM

Fee: \$42.00

RETURN TO:
Brandsness, Brandsness & Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601

MAIL TAX STATEMENTS:
Ann Cook Hampton, Trustee
The 2014 Ann Cook Hampton
Trust
18295 Lexington Drive
Monte Sereno, CA 95030

GRANTOR:

Ann Cook nka Ann Cook Hampton
18295 Lexington Drive
Monte Sereno, CA 95030

GRANTEE:

Ann Cook Hampton, Trustee
The 2014 Ann Cook Hampton Trust
18295 Lexington Drive
Monte Sereno, CA 95030

BARGAIN AND SALE DEED

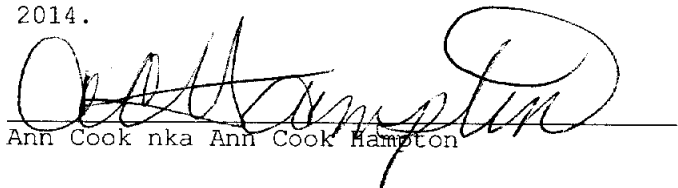
Ann Cook nka Ann Cook Hampton, Grantor, conveys to Ann Cook Hampton, Trustee of The 2014 Ann Cook Hampton Revocable Living Trust, Grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Parcel 1 of Land Partition 53-92 being a portion of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this transfer is an estate plan.

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 17th day of November 2014.


Ann Cook nka Ann Cook Hampton

State of California
County of Santa Clara

On November 17, 2014 before me, LAUREN E. JONES, personally appeared ANN COOK HAMPTON who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity on behalf of which the person acted, executed the instrument.

I certify under the Penalty of Perjury under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal

Notary Public

