

2015-001643

Klamath County, Oregon

AFTER RECORDING RETURN TO:

Douglas A. Nelson  
Gartland, Nelson, McCleery & Wade, P.C.  
44 Club Road, Suite 200  
Eugene, OR 97401



02/24/2015 10:36:45 AM

Fee: \$42.00

UNTIL A CHANGE IS REQUESTED,  
MAIL ALL TAX STATEMENTS TO:

Thomas A. Graham  
17000 Wedge Parkway, Unit 3121  
Reno, NV 89511

### BILL OF SALE/BARGAIN AND SALE DEED

Marilyn B. Graham, individually, and as Trustee of the Graham Recreation Residence Trust dated March 8, 2007, Seller, does hereby bargain, transfer, convey and deliver to Thomas A. Graham, Buyer, all of her interest in the recreation residence and improvements ("Cabin") subject to a Special Use Permit, all located on Tract SH-1, Lot 34, Crescent Lake Recreation Unit, Crescent Ranger District, in the Deschutes National Forest, in Klamath County, Oregon, Tax Account No. R143464.

Seller hereby covenants with Buyer that said Cabin is free and clear of and from all encumbrances, security interests, liens, mortgages and claims whatsoever and that Seller is the owner of the Cabin and has the right to sell the same. Seller, on behalf of herself and her successors, does hereby warrant and agree to defend the title in and to the Cabin unto Buyer, his successors or assigns, against the lawful claims and demands of all persons claiming by or through Seller.

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, AND 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

This Bill of Sale/Bargain and Sale Deed is a gift without consideration.

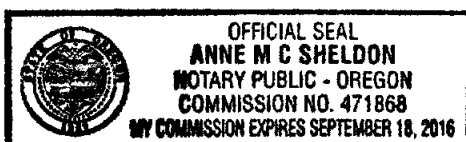
DATED: February 12, 2015.

GRANTOR:

Marilyn B. Graham  
MARILYN B. GRAHAM,  
Individually and as Trustee

STATE OF OREGON            )  
  ) ss.  
County of Lane            )

The foregoing instrument was acknowledged before me on February 12, 2015, by Marilyn B. Graham, individually, and as Trustee of the Graham Recreation Residence Trust dated March 8, 2007.



Anne M. C. Sheldon  
Notary Public for Oregon

BILL OF SALE/BARGAIN AND SALE DEED