

2015-003866

Klamath County, Oregon



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04/24/2015 03:54:04 PM

Fee: \$47.00

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: Monica Peoples 5611 Kraus Road Clarence, NY 14031
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GRANTOR:

Stan Mandell and Shoushan Movsesian
Co-Trustees of the Ruth Miles Living Trust
Dated January 10, 2003
411 N. Central Avenue, Suite 200
Glendale, CA 91203

GRANTEE:

Monica Peoples
5611 Kraus Road
Clarence, NY 14031

BARGAIN AND SALE DEED

Stan Mandell and Shoushan Movsesian, Co-Trustees of the Ruth Miles Living Trust Dated January 10, 2003, Grantor, conveys to Monica Peoples, an unmarried woman, as Sole and Separate property, Grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

PARCEL 1:

Lot 26, Block 30 of OREGON PINES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

PARCEL 2:

Lot 27, Block 30 of OREGON PINES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this transfer is Trust administration.

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


DATED this 05 day of April 2014.

Shoushan Movsesian, Co-Trustee of
the Ruth Miles Living Trust Dated
January 10, 2003

STATE OF CALIFORNIA)
County of Los Angeles) ss.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

(SEAL)

 **NORMA ARROYO-MORALES**
Commission # 2098860
Notary Public - California
Los Angeles County
My Comm. Expires Feb 2, 2019