

2015-003866 Klamath County, Oregon



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

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 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 day of April 2014.

Stan Mandell, Co-Trustee of the Ruth Miles Living Trust Dated

January 10/2003

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

ACKNOWLEDGMENT

A NOTARY PULIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA County of Los Angeles

2015 before Norma Avivo Notary Public, personally appeared Stan Mandell and Shoushan Movsesian, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signatures on the instrument is the persons, or the entities upon behalf of which the persons acted, executed the instrument.

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

ITNES my hand and official seal.

(SEAL)

NORMA ARROYO-MORALES Commission # 2098860 Notary Public - California Los Angeles County By Gomm. Expires Feb 2, 201