

2015-007376

Klamath County, Oregon

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.
620 Main Street
Klamath Falls OR 97601



00172471201500073760030031

07/07/2015 02:30:43 PM

Fee: \$52.00

GRANTOR'S NAME AND ADDRESS:

Gary D. Hankins, as to an undivided 1/3 interest
c/o Janet L. Nelson
4825 S. Hwy 95, Unit 2-332
Fort Mohave, AZ 86426

GRANTEE'S NAME AND ADDRESS:

Brandon Campbell
18459 Majestic View Dr.
Anderson, CA 96007

SEND TAX STATEMENTS TO:

Jeannie Kumle
18450 Majestic View Dr.
Anderson, CA 96007

BARGAIN AND SALE DEED

GARY D. HANKINS, hereinafter referred to as grantor, conveys to **BRANDON CAMPBELL**, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

AN UNDIVIDED ONE-THIRD INTEREST IN AND TO:

Lot 25, Block 102, Klamath Falls Forest Estates Highway 66 Unit, Plat No. 4 as recorded in Klamath County, Oregon;

Lot 29, Block 102, Klamath Falls Forest Estates Highway 66 Unit, Plat No. 4 as recorded in Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration; i.e., for estate planning purposes.

IN WITNESS WHEREOF, the grantor has executed this instrument this ____ day of June, 2015.

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

Gary D. Hankins
Gary D. Hankins

By: Janet L. Nelson
Janet L. Nelson, his Attorney in Fact

California
STATE OF ~~ARIZONA~~; County of Maricopa) ss.

On this 30th day of June, 2015, BEFORE ME PERSONALLY APPEARED JANET L. NELSON (proved to me on the basis of satisfactory evidence) (personally known to me) to be the person whose name is subscribed to the within Bargain and Sale Deed as the attorney in fact of Gary D. Hankins, and acknowledged that she subscribed the name of Gary D. Hankins therefore as principal, and her own name as attorney in fact.

[Signature]
NOTARY PUBLIC FOR ~~ARIZONA~~

My Commission expires: California

See Attachment
For Notary Seal

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

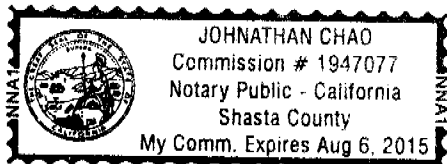
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California Shasta
 County of Shasta
 On June 30th 2015 before me, Johnathan Chao Notary Public
 Date Here Insert Name and Title of the Officer
 personally appeared Janet L Nelson
 Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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.

WITNESS my hand and official seal.



Signature [Signature]
 Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Bargain and Sale Deed Document Date: June 30th 2015
 Number of Pages: 2 Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: Janet L. Nelson
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☒ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: Self

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: _____