

2016-003546

Klamath County, Oregon



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04/06/2016 03:47:54 PM

Fee: \$62.00

## Grantor's Name and Address

John C. McMillan, Trustee of The LMC  
Family Trust  
3500 Summers Lane, # 13  
Klamath Falls, Oregon 97603

## Grantee's Name and Address

Gordon A. Newell, Trustee  
Gordon A. Newell Intervivos Trust  
3678 Barham Blvd #K113  
Los Angeles, CA 90068

## After Recording Return to:

Gordon A. Newell, Trustee  
Gordon A. Newell Intervivos Trust  
3678 Barham Blvd #K113  
Los Angeles, CA 90068

## Until requested otherwise, send all tax statements to:

Gordon A. Newell, Trustee  
Gordon A. Newell Intervivos Trust  
3678 Barham Blvd #K113  
Los Angeles, CA 90068

## BARGAIN AND SALE DEED

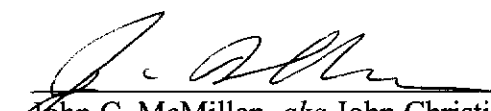
I, John C. McMillan, *aka* John Christian McMillan, Trustee of The LMC Family Trust, UID the 19<sup>th</sup> day of December, 1977 hereby grant, bargain and convey all right, title and interest in and to the below subject properties to Gordon A. Newell, Trustee of the Gordon A. Newell Intervivos Trust:

## See Exhibit A

The deed is recorded to complete a vesting of title. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.


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.

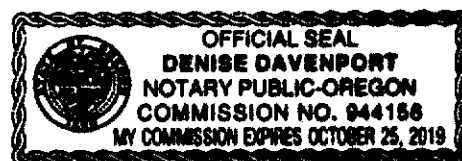
DATED this 30<sup>th</sup> day of MARCH, 2016.

  
John C. McMillan, *aka* John Christian McMillan  
Successor Trustee of The LMC Family Trust

STATE OF Oregon, County of Klamath )ss:

ACKNOWLEDGED BEFORE ME this 30<sup>th</sup> day of March, 2016, by John C. McMillan, *aka* John Christian McMillan as Trustee of The LMC Family Trust.

  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 10.25.19



Aspell, Henderson, & Assoc.  
Returned at County

**Exhibit "A"**

Real property in the County of Klamath, State of Oregon, described as follows:

**Parcel 1:**

The NE 1/4 SW 1/4 of Section 15, Township 36 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, EXCEPT therefrom that portion lying Northwest of the O.C. & E. Railroad right of way.

The N 1/2 SE 1/4 Section 15, Township 36 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, EXCEPT therefrom that portion lying East of Squaw Flat Road.

**Parcel 2:**

The N 1/2 S 1/2 NE 1/4 of Section 15, Township 36 South, Range 10 East of the Willamette Meridian, in the County of Klamath, state of Oregon, lying Southeasterly of the O.C. & E. railroad right of way.

The S 1/2 S 1/2 NE 1/4 of Section 15, Township 36 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, EXCEPT therefrom that portion conveyed to Klamath County by deed Volume M70 page 7235, Deed records and any portion lying East of the County Road. EXCEPTING any portion lying Northwest of the O.C. & E. Railroad right of way.

**Parcel 3:**

The W 1/2 NW 1/4, N 1/2 N 1/2 SW 1/4, NE 1/4, S 1/2 SW 1/4 SW 1/4 of Section 24, Township 35 South, Range 10 East of the Willamette Meridian.

**Parcel 4:**

SE 1/4 SW 1/4, NE 1/4 SW 1/4 SW 1/4 of Section 24, Township 35 South, Range 10 East of the Willamette Meridian.

Trustee's Name and Address:

John C. McMillan, Successor Trustee  
The LMC Family Trust dated December 19, 1977  
3500 Summers Lane, # 13  
Klamath Falls, Oregon 97603

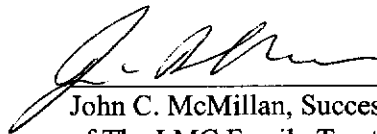
CERTIFICATE OF TRUST EXISTENCE AND AUTHORITY  
BY JOHN C. McMILLAN AKA JOHN CHRISTIAN McMILLAN

I, John C. McMillan, do state and declare, under penalties of perjury that the following is true and correct.

1. That The LMC Family Trust continues to exist.
2. The trust instrument was executed the 19<sup>th</sup> day of December, 1977.
3. The Settlor of the Trust was Lois Lane McMillan.
4. The terms of the Trust appointed me, John C. McMillan as Successor Trustee. I remain the currently acting Trustee. My address is 3500 Summers Lane, # 13, Klamath Falls, OR 97603.
2. Powers of the Trustee: The Trustee retains the power to convey property from the Trust, including real property. The Trust is no longer revocable. No person holds a power to revoke, modify or amend the Trust. The authority of the Trustee to sign or otherwise authenticate it and exercise all powers are vested in the Successor Trustee, John C. McMillan.
3. The last four digits of the Settlor's social security number are: 4047.
4. The matter of taking title to the trust property was by virtue of a deed dated May 30, 1986 recorded at M86-9675, June 4, 1986.
5. The Trustee certifies:
  - a. The Trust was established under the laws of the State of Oregon;
  - b. The Trust has not been revoked, modified, or amended in any manner which would cause the representations contained in this Certificate of Trust to be incorrect.
  - c. Excerpts of the Trust and all later amendments designate the Trustee and confer upon the Trustee the power to act in the pending transaction.
  - d. The actions taken by the Successor Trustee are taken to complete the vesting of an undivided 1/4 interest in certain parcels of real property to Gordon Newell, Trustee of the Gordon Newell Intervivos Trust, which were conveyed by The LMC Family Trust to Brian Lane Curtis, Lowell Robert Curtis, John Christian McMillan, and to Emery Jeanette Curtis by Warranty Deed last dated the 13<sup>th</sup> day of June, 1989 and recorded on M96 Page 25971.

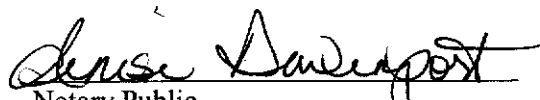
This Certification is issued in support of the Trustee's authority to issue a Bargain and Sale Deed for conveyance of an undivided 1/4 interest in parcels 1 through 4, as shown on attached Exhibit 'A'.

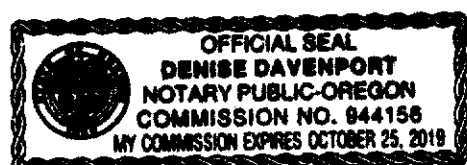
DATED: 3-30-16

  
John C. McMillan, Successor Trustee  
of The LMC Family Trust dated 19<sup>th</sup> December 1977

STATE OF OREGON )  
                                  )ss.  
County of Klamath )

Subscribed and sworn to before me this 30<sup>th</sup> day of March, 2016.

  
Notary Public  
My Commission Expires: 10.25.19



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SE 1/4 SW 1/4, NE 1/4 SW 1/4 SW 1/4 of Section 24, Township 35 South, Range 10 East of the Willamette Meridian.