

2016-003632

Klamath County, Oregon



00184865201600036320050052

04/11/2016 10:00:19 AM

Fee: \$62.00

After recording, mail to:

Melvin D. Ferguson
Attorney at Law
514 Walnut Avenue
Klamath Falls, OR 97601

Send tax statements to:

Helen Meyer
510 South State Street
Lake Oswego, OR 97034

BILL OF SALE / DEED

For adequate consideration and for purposes of estate planning Diana R. Bryant, Helen A. Ehlers, nka Helen A. Meyer, Alice L. Smith nka Alice L. Hunsaker and Nancy L. Larrabee as joint tenants with right of survivorship, Grantors, grant, convey, sell, transfer and deliver to the Hunsaker Family Cabin LLC, an Oregon limited liability company, Grantee, the improvements and other fixtures and tangible personal property situated on the following described property:

Lot 17, Block F, Lake of the Woods Summer Homesites being a
part of the Winema National Forest located within Klamath
County, Oregon

The property granted, conveyed, sold, transferred and delivered to the Hunsaker Family Cabin LLC pursuant to this Bill of Sale / Deed is as follows:

- 804 square foot stick frame built cabin together with interior and exterior improvements.
- Outbuildings including pumps, piping and electrical for a domestic water system, property storage and an outhouse.
- All tangible personal property in the interior and exterior of the cabin including but not limited to furniture, beds, dishwares, utensils, rugs, lamps, deck furniture, water toys, etc.
- Interest in a community boat dock.

It is recited that the property listed is either personal property or fixtures. Grantors and Grantee agree and acknowledge that the described improvements are subject to a U.S. Department of Agriculture, Forest Service, Term Special Use Permit for Recreation Residences authorized by an Act of March 4, 1915, 16 U.S.C. 497 and amendments thereto.

Diana R. Bryant, Helen A. Meyer, Alice L. Hunsaker and Nancy K. Larrabee covenant and agree that they are the owners of the above described property and improvements and said property and improvements are free from encumbrances and they each have the right and authority to grant, convey, sell, transfer and deliver the same.

Diana R. Bryant, Helen A. Meyer, Alice L. Hunsaker and Nancy K. Larrabee expressly disclaim all warranties, either expressed or implied, including but not limited to, any implied warranty of merchantability or fitness for a particular purpose. Diana R. Bryant, Helen A. Meyer, Alice L. Hunsaker and Nancy K. Larrabee neither assume nor authorize any other person to assume for them any liability in connection with the granting, conveyance, sale, transfer and delivering of the described property. Diana R. Bryant's, Helen A. Meyer's, Alice L. Hunsaker's and Nancy K. Larrabee's disclaimer of warranties contained in this Bill of Sale / Deed does not affect in any manner, the terms of any warranty from the manufacturer of the described property that may be applicable to such property.

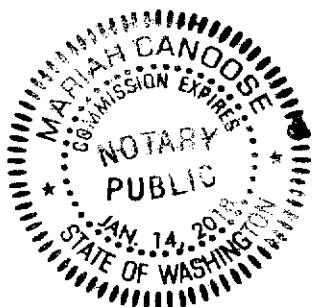
Diana R. Bryant, Helen A. Meyer, Alice L. Hunsaker and Nancy K. Larrabee further acknowledge that this Bill of Sale / Deed has been prepared by Melvin D. Ferguson as the attorney for the Hunsaker Family Cabin LLC, an Oregon limited liability company and they each have the right to consult with an attorney concerning this agreement.

Dated effective this 17th day of October, 2015.

Diana R. Bryant
Diana R. Bryant

STATE OF WASHINGTON, County of Clark ss.

This instrument was acknowledged before me on 10/17/15, 2015, by Diana R. Bryant.



Mariah Canose
Notary Public - State of Washington
My commission expires: 1/14/18

Helen A Meyer
Helen A. Meyer

STATE OF OREGON, County of Clarkamas ss.

This instrument was acknowledged before me on Dec. 3, 2015, by Helen A. Meyer.



Alice L. Hunsaker
Notary Public - State of Oregon
My commission expires: 5-5-19

Alice L. Hunsaker

STATE OF OREGON, County of _____) ss.

This instrument was acknowledged before me on _____, 2015, by Alice L. Hunsaker.

Notary Public - State of Oregon
My commission expires: _____

Nancy K. Larrabee

STATE OF CALIFORNIA, County of _____) ss.

This instrument was acknowledged before me on _____, 2015, by Nancy K. Larrabee.

Notary Public - State of California
My commission expires: _____

Helen A. Meyer

STATE OF OREGON, County of _____) ss.

This instrument was acknowledged before me on _____, 2015, by Helen A. Meyer.

Notary Public - State of Oregon

My commission expires: _____

Alice L. Hunsaker
Alice L. Hunsaker

STATE OF OREGON, County of Clatsop) ss.

This instrument was acknowledged before me on January 15, ^{2016 ALH}2015, by Alice L. Hunsaker.



Kristin L. Kuhnly
Notary Public - State of Oregon
My commission expires: 7/2018

Nancy K. Larrabee

STATE OF CALIFORNIA, County of _____) ss.

This instrument was acknowledged before me on _____, 2015, by Nancy K. Larrabee.

Notary Public - State of California

My commission expires: _____

Helen A. Meyer

STATE OF OREGON, County of _____) ss.

This instrument was acknowledged before me on _____, 2015, by Helen A. Meyer.

Notary Public - State of Oregon
My commission expires: _____

Alice L. Hunsaker

STATE OF OREGON, County of _____) ss.

This instrument was acknowledged before me on _____, 2015, by Alice L. Hunsaker.

Notary Public - State of Oregon
My commission expires: _____

Nancy K. Larrabee
Nancy K. Larrabee

STATE OF CALIFORNIA, County of Contra Costa ss.

This instrument was acknowledged before me on 18 Nov, 2015, by Nancy K. Larrabee.

Fred J. Dellar
Notary Public - State of California
My commission expires: 3 Aug 16

