WHEN RECORDED RETURN TO:
Lloyd V. and Barbara J. King
7408 Roberta Dr.
Klamath Falls, OR 97603

MAIL TAX STATEMENT TO:
Lloyd V. and Barbara J. King
7408 Roberta Dr.
Klamath Falls, OR 97603

0019432920160011471002024

10/27/2016 01:17:56 PM   Fee: $47.00

BARGAIN AND SALE DEED WITHOUT COVENANTS

THE GRANTOR(S),
- Lloyd V. King and Barbara J. King, a married couple

for and in consideration of: One Dollar ($1.00) and other good and valuable consideration grants and releases without covenants to the GRANTEES(S):
-Lloyd V. King and Barbara J. King Trust u\a\d\ July 25, 2011,
Lloyd V. and Barbara J. King, Co-Trustees
7408 Roberta Dr. Klamath Falls, Klamath County, Oregon 97603,
the following described real estate, situated in the County of Klamath, State of Oregon:

(legal description): Lot 13, Block 2, Henley Acres, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Grantor grants without covenants to Grantee, all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

EXCEPTING AND RESERVING unto Grantor(s), a 100 percent interest in all oil, gas, and other minerals, including gravel, clay, coal, sand and scoria presently owned by the estate.

EXCEPTING AND RESERVING unto Grantor(s) a life estate interest in the above described real estate on the terms listed below.

TERMS OF LIFE ESTATE

Grantor shall have full power to use and dispose of the entire distributable income from said real property and shall be responsible for payment of real estate taxes thereon. The life tenant shall have the right to execute leases, geophysical exploration agreements, and perpetual easements and grants of right of way shall be binding upon the remainder estate. The life tenant shall receive all royalties, rents, leases, geophysical exploration, easement and right of way payments paid on account of the land during his lifetime. Grantor may commit waste on the premises if he desires to do so.
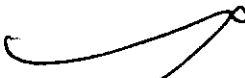
Tax Parcel Number: R-3910-031B0-00600-000

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. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATIOIN 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 DEPARMENT 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.
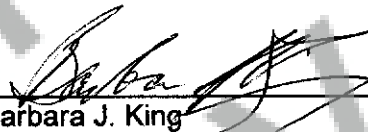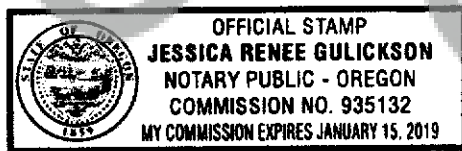
Grantor Signatures:

DATED:_____10-27-16_____   DATED:_____10-27-16_____

_____   _____
Lloyd V. King   Barbara J. King
7408 Roberta Dr.   7408 Roberta Dr.
Klamath Falls, OR 97603   Klamath Falls, OR 97603

STATE OF OREGON, COUNTY OF KLAMATH, ss:

This instrument was acknowledged before me on this 27th day of October, 2016 by Lloyd V. King and Barbara J. King.

_____
Notary Public
Signature of person taking acknowledgement

Notary Public
Title (and Rank)

My commission expires Jan 15, 2019