2016-013280 Klamath County, Oregon



12/14/2016 10:05:51 AM

Fee: \$77.00

Until a change is requested, all tax statements shall be sent to: Lon Brooks 6262 E. Liberty Road Galt. CA 95632

After recording return to: Yturri Rose LLP PO Box "S" Ontario, OR 97914

BARGAIN AND SALE DEED

Sherann Helene Erman and Lon Dean Brooks, as Co-Trustees of the Yzalia Aileen Brooks Revocable Trust u/t/d 3/13/96, as amended 7/28/97, 2/27/98 and 4/12/04, Grantors, convey to Lon Dean Brooks, Grantee, the following described real property:

See Exhibit A attached hereto and by this reference incorporated herein.

Exhibit B attached hereto and by this reference incorporated herein is the Certification of Trust evidencing the Grantors' authority.

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.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.

The true consideration for this conveyance is: Distribution from Trust.

this 23 day of November	the Grantors have executed this instrument on _, 2016.
	Yzalia Aileen Brooks Revocable Trust
	Sherann Helene Erman, Co-Trustee
	Lon Dean Brooks, Co-Trustees
State of <u>California</u>) ss. County of <u>San Jaguis</u>)	
Public, personally appeared Sherann Brooks Revocable Trust, acting on beh	helene Erman, Co-Trustee of the Yzalia Aileen half of the Trust, known or identified to me to be to the within instrument, and acknowledged to
	soo Attended Acknowledgmen
	See Affeched Acknowledgment Notary Public for My Commission Expires:
State of <u>California</u>) ss. County of <u>Sin Jouque</u>)	
On this 23 rd day of <u>Noven</u> Public, personally appeared Lon Dean Revocable Trust, acting on behalf of	Brooks, Co-Trustee of the Yzalia Aileen Brooks the Trust, known or identified to me to be the the within instrument, and acknowledged to me
Se	e Attended Acknowledgment
	Notary Public for
	My Commission Expires:

Exhibit A (Legal Description)

PARCEL 6:

That portion of Lot 1 of Section 7, Township 37 South, Range 15 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the section line 150 feet, more or less, West of the Northeast corner of said Lot 1; thence East along the section line a distance of 150 feet, more or less, to the said Northeast corner; thence South a distance of 60 feet, more or less, to a point on the East line of said Lot 1; thence in a Northwesterly direction to the point of beginning.

ALSO a strip of land 100 feet in width in the Northeast quarter of the Northwest quarter (NE 1/4 of NW 1/4), Northwest quarter of the Northeast quarter (NW 1/4 of NE 1/4) and South half of the Northeast quarter (S 1/2 of NE 1/4) of Section 7, Township 37 South, Range 15 East of the Willamette Meridian, as described in that deed from Bly Logging Company to Weyerhaeuser Timber Company, dated July 10, 1950 and recorded November 22, 1950, in Book 243 at page 444, Deed Records of Klamath County, Oregon.

PARCEL 7:

The S 1/2, SW 1/4, NE 1/4 and SW 1/4 of Section 36, Township 36 South, Range 14 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 8:

The S 1/2 S 1/2 Section 31, Township 36 South, Range 15 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM that portion conveyed to Weyerhaeuser Timber Company, a Washington Corporation, by deed Volume 314 at page 296, Deed Records of Klamath County, Oregon.

PARCEL 9

Government Lots 1 and 2; that portion of Government Lot 3 lying Northeasterly of Weyerhaeuser Timber County Road; the S 1/2 NE 1/4; the SE 1/4 lying Northeasterly of the Klamath Falls, Lakeview Highway; and the S 1/2 NE 1/4 SW 1/4 lying Northeasterly of the Klamath Falls-Lakeview Highway, EXCEPTING THEREFROM the S 1/2 NE 1/4 SE 1/4; all in Section 1, Township 37 South, Range 14 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM that portion conveyed to Weyerhaeuser Timber Company, a Washington Corporation, by deed Volume 314 at page 296, Deed Records of Klamath County, Oregon.

PARCEL 10:

The N 1/2; W 1/2 SW 1/4; SE 14 SW 1/4; S 1/2 NE 1/4 SW 1/4 and the W 1/2 SE 1/4 Section 5, Township 37 South, Range 15 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 11:

All of Section 6, Township 37 South, Range 15 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying Northeast of U.S. Highway #66.

Page 3 of 4 – Bargain and Sale Deed (Yzalia Aileen Brooks Revocable Trust to Lon Dean Brooks) 192016.0/d3/10-Nov-16/scd

Exhibit A (Legal Description-Continued)

EXCEPTING THEREFROM that portion conveyed to Weyerhaeuser Timber Company, a Washington Corporation, by deed Volume 314, page 296, Deed Records of Klamath County, Oregon.

PARCEL 12:

The NE 1/4 and E 1/2 NW 1/4 of Section 7, Township 37 South, Range 15 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying Northeasterly of U.S. Highway #66.

PARCEL 13:

The N 1/2 N 1/2; S 1/2 NE 1/4 and the SW 1/4 NW 1/4; EXCEPT the South 330 feet, all in Section 8, Township 37 South, Range 15 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 14:

The N 1/2 of Lot 1 lying North of U.S. Highway #66, also known as Highway No. 140, in Section 7, Township 37 South, Range 15 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

EXCEPTING the following described tract: Beginning at a point on the North Section line 150 feet West of the Northeast corner of Lot 1; thence East 150 feet to the said Northeast corner; thence South 60 feet; thence Northwesterly to the point of beginning.

PARCEL 15:

The N 1/2 NW 1/4 and the SE 1/4 NW 1/4 of Section 36, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

Vestee:

Parcel 1: Lon D. Brooks and Mary E. Brooks, Trustees of the Brooks Revocable Trust, as to an undivided one half interest, and Troy Brooks and Tracey Brooks, as Tenants by the Entirety, as to an undivided one half interest.

Parcel 2-5: Lon D. Brooks and Mary E. Brooks, Trustees of the Brooks Revocable Trust

Parcels 6-15: Lon D. Brooks and Mary E. Brooks, as Trustees of the Brooks Revocable Trust; and Troy G. Brooks and Tracey A. Brooks, as Tenants by the Entirety and Yzalia Brooks, All as Tenants in Common.

and dated as of October 23, 2015 at 7:30 a.m.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

\$\\@\\@\\@\\@\\@\\@\\@\\@\\@\\@\\@\\@\\@	CIVIL CODE § 1189
A notary public or other officer completing this certificate verifies only the identi- document to which this certificate is attached, and not the truthfulness, accuracy,	
State of California)	
County of San Joaquin)	
On 11-23-16 before me, Christina M. N. Date Here Insert Name	ovo, notary Public,
personally appeared Lon Dean Brooks + Sha	
Name(s) of Signer(s	
Erman	
who proved to me on the basis of satisfactory evidence to be the subscribed to the within instrument and acknowledged to me that he his/her/their authorized capacity(ies), and that by his/her/their signatures or the entity upon behalf of which the persons acted, executed the inst	she(the) executed the same in on the instrument the person(s) rument.
	TY OF PERJURY under the laws nia that the foregoing paragraph
WITNESS my hand ar	nd official seal.
CHRISTINA M. NOVO Notary Public - California San Joaquin County Commission # 2147111 My Comm. Expires Mar 25, 2020	Inature of Notary Public
Place Notary Seal Above	
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THE YZALIA AILEEN BROOKS REVOCABLE TRUST CERTIFICATION AND MEMORANDUM OF TRUST

- 1. Authority. This Certification is made pursuant to ORS 130.860.
- 2. Trust. The Yzalia Aileen Brooks Revocable Trust is presently in existence. The Trust Agreement establishing the Yzalia Aileen Brooks Revocable Trust was executed on March 13, 1996, amended on July 28, 1997, further amended on February 27, 1998 and again amended on April 12, 2004.
- 3. Grantor and Trustee. The Grantor is Yzalia Aileen Brooks. Sherann Helene Erman and Lon Dean Brooks are currently the Co-Successor Trustees of the Yzalia Aileen Brooks Revocable Trust.
- **4. Successor Trustee.** On the death, resignation, incapacity, or financial incapability of either Trustee, the surviving Trustee shall serve alone as successor Trustee.
- 5. Trust Powers. Under the terms of the Trust Agreement, the Trustees have been granted all the rights, powers and duties given by law, including the power, with or without court authorization, to convey property out of trust.
- **6. Trustees' Mailing Address.** The mailing addresses of the current acting Co-Trustees are:

Sherann Helene Erman, Co-Trustee 25873 N. Kennefick Road Galt. CA 95632 Lon Dean Brooks, Co-Trustee 6262 E. Liberty Road Galt, CA 95632

- 7. Trust Irrevocable. The Yzalia Aileen Brooks Revocable Trust is irrevocable.
- **8. Modification of the Trust.** The Yzalia Aileen Brooks Revocable Trust cannot be modified or amended.
- **9. Successor Trustees.** Sherann Helene Erman and Lon Dean Brooks are acting as Co-Successor Trustees.
- **10. Taxpayer Identification Number.** The last four digits of Taxpayer Identification Number for the Yzalia Aileen Brooks Revocable Trust are -1715.
- 11. Title to Trust Property. Trust property is to be titled as follows:

Sherann Helene Erman and Lon Dean Brooks, Co-Trustees of the Yzalia Aileen Brooks Revocable Trust u/t/d 3/13/96, as amended 7/28/97, 2/27/98, and 4/12/04.

12. Jurisdiction. The state or other jurisdiction under the laws of which the Yzalia Aileen Brooks Revocable Trust was formed is California (California Probate Code Section 50).

THE YZALIA AILEEN BROOKS REVOCABLE TRUST- CERTIFICATION AND MEMORANDUM OF TRUST 192016.0/d3/10-Nov-16/scd Page 1 of 2

EXHIBIT

YTURRI ROSE LLP ATTORNEYS AT LAW P.O. BOX "S" INTARIO, OREGON 97914 (541) 889-5368 (541) 889-2432 - fax law@yuurirose.com

incorrect.	
DATE: 11 - 23, 2016	
TRUSTEES:	
	Sherann Helene Erman
	Lon Dean Brooks
State of <u>California</u>) ss. County of <u>Sun Trague</u>	
foregoing instrument to be her voluntary	med Sherann Helene Erman and acknowledged the act and deed this <u>23</u> day of <u>Movember</u> . See Affached Acknowledgment
	Notary Public for My Commission Expires:
State of <u>Cul. Fornia</u>) ss. County of <u>Sun Jorqui</u> n	
Personally appeared the above-r	named Lon Dean Brooks and acknowledged the act and deed this 23rd day of November, See Affected Ncknowledgmen
Before me:	
	Notary Public for My Commission Expires:

THE YZALIA AILEEN BROOKS REVOCABLE TRUST- CERTIFICATION AND MEMORANDUM OF TRUST
192016.0/d3/10-Nov-16/scd
Page 2 of 2

EXHIBIT

| Self-386-2432-fax | law@yturitose.com
| Page 2 of 2 | Page 3 |

EXHIBIT β

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT	CIVIL CODE § 1189
A notary public or other officer completing this certificate verifies only the document to which this certificate is attached, and not the truthfulness, accur	dentity of the individual who signed the acy, or validity of that document.
State of California)	
County of <u>San Joaquin</u>)	
	Now note - Public
On 11-23-16 before me, Christing M. Date Here Insert N	ome and Title of the Officer
Date Here Insert N	arie and the of the Officer
personally appeared Sherann Helene Erm	un + Lon Heun
Name(s) of Sig	ner(s)
Brooks	
who proved to me on the basis of satisfactory evidence to be subscribed to the within instrument and acknowledged to me that is their authorized capacity (ies); and that by his/her their signation the entity upon behalf of which the person acted, executed the	t he/she/they executed the same in ire(s) on the instrument the person(s) instrument.
	NALTY OF PERJURY under the laws difornia that the foregoing paragraph t.
WITNESS my har	d, and official seal.
CHRISTINA AS NIGWO	hil in h
CHRISTINA M. NOVO Notary Public - California San Joaquin County Commission # 2147111 My Comm. Expires Mar 25, 2020	ASTING M NOW Signature of Notary Public
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