



00196436201600132800080083

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.

IN WITNESS WHEREOF, the Grantors have executed this instrument on this 23rd day of November, 2016.

Yzalia Aileen Brooks Revocable Trust

Sherann Helene Erman
Sherann Helene Erman, Co-Trustee

Lon Dean Brooks
Lon Dean Brooks, Co-Trustees

State of California)
) ss.
County of San Joaquin)

On this 23rd day of November, in the year 2016, before me, a Notary Public, personally appeared Sherann Helene Erman, Co-Trustee of the Yzalia Aileen Brooks Revocable Trust, acting on behalf of the Trust, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

See Attached Acknowledgment

Notary Public for _____
My Commission Expires: _____

State of California)
) ss.
County of San Joaquin)

On this 23rd day of November, in the year 2016, before me, a Notary Public, personally appeared Lon Dean Brooks, Co-Trustee of the Yzalia Aileen Brooks Revocable Trust, acting on behalf of the Trust, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

See Attached 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 1/4 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.

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 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)

County of San Joaquin)

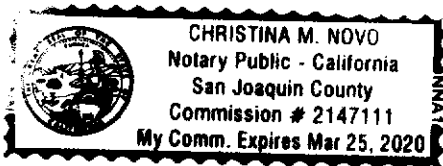
On 11-23-16 before me, Christina M. Novo, notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Lon Dean Brooks + Sherann Helene Erman
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 Christina M. Novo
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 + Sale Deed Document Date: 11-23-16
Number of Pages: 4 Signer(s) Other Than Named Above: NA

Capacity(ies) Claimed by Signer(s)

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

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

**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).

13. **No Change in Trust.** The Trust has not been revoked, modified, or amended in any manner that would cause the representations contained in the certification to be incorrect.

DATE: 11-23, 2016

TRUSTEES:

Sherann Helene Erman
Sherann Helene Erman

Lon Dean Brooks
Lon Dean Brooks

State of California)
) ss.
County of San Joaquin

Personally appeared the above-named Sherann Helene Erman and acknowledged the foregoing instrument to be her voluntary act and deed this 23rd day of November, 2016.

Before me:

See Attached Acknowledgment

Notary Public for _____
My Commission Expires: _____

State of California)
) ss.
County of San Joaquin

Personally appeared the above-named Lon Dean Brooks and acknowledged the foregoing instrument to be his voluntary act and deed this 23rd day of November, 2016.

Before me:

See Attached Acknowledgment

Notary Public for _____
My Commission Expires: _____

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)

County of San Joaquin)

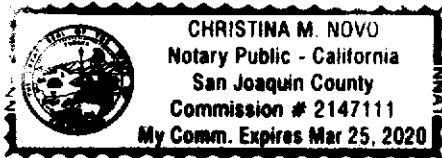
On 11-23-16 before me, Christina M. Novo, notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Sherann Helene Erman & Lon Dean
Name(s) of Signer(s)

Brooks
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 Christina M. Novo
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: The Yzalia Aileen Brooks Revocable Trust Certification + memorandum of trust Document Date: 11-23-16
Number of Pages: 2 Signer(s) Other Than Named Above: NA

Capacity(ies) Claimed by Signer(s)

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

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