

2017-000222

Klamath County, Oregon



00197495201700002220030031

01/10/2017 09:36:23 AM

Fee: \$52.00

After Recording Return to:

Christine McCarter
1340 Ridgedale Court
Roseville, CA 97601

**Until a change is requested, please forward
all tax statements to:**

Christine McCarter
1340 Ridgedale Court
Roseville, CA 97601

Tax Assessor's Account No.

BARGAIN AND SALE DEED

This DEED made this 30th day of December, 2016, between:

Grantors: Mathilda A. Forry by Christine M. McCarter, Mathilda A. Forry's Attorney-In-Fact
whose street address is 1340 Ridgedale Court, Roseville, in the County of Placer,
State of California, a single person.

Do hereby CONVEY unto:

Grantees: Christine McCarter, Trustee of the Amendment and Restatement of Forry Revocable
Trust whose street address is 1340 Ridgedale Court, Roseville, in the county of Placer,
State of California, a single person, all of Grantor's right, title or interest in the
following property: **29441 Easy Street, Klamath Falls, Or 97601**

Legal Description: Lots 108, 109, 110, and 111 of THIRD ADDITION TO SPORTSMAN PARK,
according to the official plat thereof on file in the office of the County Clerk, Klamath County,
Oregon 97601.

Except the following encumbrances: ----

Street Address of Real Property: 29441 Easy Street, Klamath Falls, Or 97601

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.

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 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 30.950, 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.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

IN witness whereof, THE Grantors have executed this Bargain and Sale Deed on the day and year set forth above.

Mathilda A. Forry by
Christine M. McCarter, Attorney in Fact
Grantor's Signature

Mathilda A. Forry by Christine M. McCarter, Mathilda A. Forry's Attorney-In-Fact
Print Name

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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 Placer _____ }

On January 3, 2017 before me, J. Taylor, Notary Public,
(Here insert name and title of the officer)

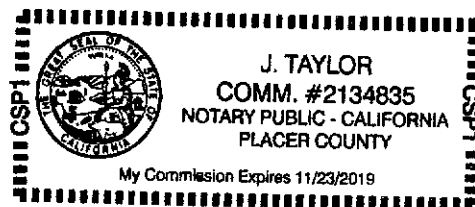
personally appeared CHRISTINE MCCARTER,
who proved to me on the basis of satisfactory evidence to be the person(s) whose
name(s) is/are subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) 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.

J. Taylor
Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

BARGAIN AND SALE

(Title or description of attached document)

DEED

(Title or description of attached document continued)

Number of Pages 2 Document Date 1-3-17

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual(s)
☐ Corporate Officer

(Title)

- ☐ Partner(s)
☒ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~ is/are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.