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02/16/2017 08:53:11 AM

Fee: \$57.00

After recording, mail to:

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

Send tax statements to:

Ledgerwood Family Recreational Property LLC  
1895 Arlington Drive  
Klamath Falls, Oregon 97601

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### **BILL OF SALE / DEED**

For adequate consideration and for purposes of estate planning Christine A. Ledgerwood; Christine A. Ledgerwood, Trustee of the Christine Ann Ledgerwood Revocable Living Trust; Richard S. Ledgerwood; and Richard S. Ledgerwood, Trustee of the Richard S. Ledgerwood Revocable Living Trust, Grantors, grant, convey, sell, transfer and deliver to the Ledgerwood Family Recreational Property LLC, an Oregon limited liability company, Grantee, the improvements and other fixtures and tangible personal property situated on the following described property:

Lot 23, 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 Ledgerwood Family Recreational Property LLC pursuant to this Bill of Sale / Deed is as follows:

- 656 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.

Christine A. Ledgerwood personally; Christine A. Ledgerwood, Trustee of the Christine Ann Ledgerwood Revocable Living Trust; Richard S. Ledgerwood personally; and Richard S. Ledgerwood, Trustee of the Richard S. Ledgerwood Revocable Living Trust, 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.

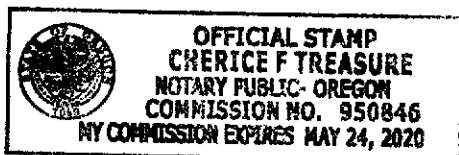
Christine A. Ledgerwood personally; Christine A. Ledgerwood, Trustee of the Christine Ann Ledgerwood Revocable Living Trust; Richard S. Ledgerwood personally; and Richard S. Ledgerwood, Trustee of the Richard S. Ledgerwood Revocable Living Trust, expressly disclaim all warranties, either expressed or implied, including but not limited to, any implied warranty of merchantability or fitness for a particular purpose. Christine A. Ledgerwood; Christine A. Ledgerwood, Trustee of the Christine Ann Ledgerwood Revocable Living Trust; Richard S. Ledgerwood personally; and Richard S. Ledgerwood, Trustee of the Richard S. Ledgerwood Revocable Living Trust, 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. Christine A. Ledgerwood; Christine A. Ledgerwood, Trustee of the Christine Ann Ledgerwood Revocable Living Trust; Richard S. Ledgerwood personally; and Richard S. Ledgerwood, Trustee of the Richard S. Ledgerwood Revocable Living Trust, 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.


Dated effective this 7 day of February, 2017.

  
Christine A. Ledgerwood

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on February 7<sup>th</sup>, 2017, by Christine A. Ledgerwood.

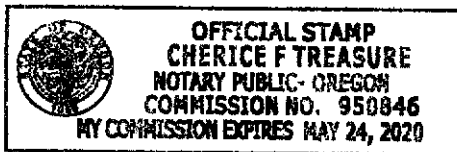


  
Notary Public - State of Oregon  
My commission expires: 5/24/2020

Christine A. Ledgerwood  
Christine A. Ledgerwood, Trustee of the  
Christine A. Ledgerwood Revocable Living  
Trust

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on February 7, 2017, by Christine A. Ledgerwood, Trustee of the Christine A. Ledgerwood Revocable Living Trust.

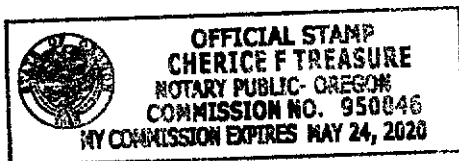


Cherice F. Treasure  
Notary Public - State of Oregon  
My commission expires: 5/24/2020

Richard S. Ledgerwood  
Richard S. Ledgerwood

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on February 7<sup>th</sup>, 2017, by Richard S. Ledgerwood.



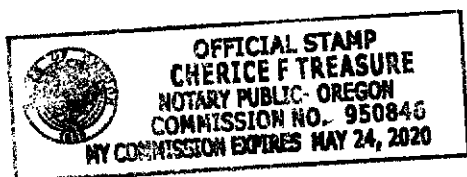
Cherice F. Treasure  
Notary Public - State of Oregon  
My commission expires: 5/24/2020

*Richard S. Ledgerwood*

Richard S. Ledgerwood, Trustee of the  
Richard S. Ledgerwood Revocable Living  
Trust

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on February 7<sup>th</sup>, 2017, by Richard S. Ledgerwood, Trustee of the Richard S. Ledgerwood Revocable Living Trust.



*Cherice F. Treasure*

Notary Public - State of Oregon

My commission expires:

5/24/2020