

THIS SPA



10/24/2017 09:38:12 AM

Fee: \$47.00

After recording return to:

Robert Martin Hemphill and Lorna Lema  
Hemphill, Trustees  
Robert Martin Hemphill and Lorna Lema  
Hemphill Revocable Trust  
1827 Scarborough  
Lodi, California 95240

Until a change is requested, all tax statements  
shall be sent to the following address:

Robert Martin Hemphill and Lorna Lema  
Hemphill, Trustees  
Robert Martin Hemphill and Lorna Lema  
Hemphill Revocable Trust  
1827 Scarborough  
Lodi, California 95240

Consideration: Estate Planning - To put into Trust

### **BARGAIN AND SALE DEED**

**Lorna Hemphill,**

Herinafter referred to as Grantor, conveys to

**Robert Martin Hemphill and Lorna Lema Hemphill, Trustees, or their Successors, under  
the ROBERT MARTIN HEMPHILL AND LORNA LEMA HEMPHILL REVOCABLE TRUST  
dated April 10, 2015,**

Grantee, the following described real property free of any liens and encumbrances, except as  
specifically set forth herein:

**LEGAL DESCRIPTION:** Real Property in the County of Klamath, State of Oregon, described  
as follows:

E – ½ of NW – ¼ - NW ¼ - NW ¼ SECTION 27,  
Township 34S, Range 7E. W.M. (Five Acres)

A 30 foot widestrip of land lying north of the southerly boundary, Grantor reserves this easement for  
future roads

This property is free of liens and encumbrances EXCEPT: any covenants, conditions, restrictions,  
reservations, rights, rights of way and easements of record.

The true consideration for this conveyance is to distribute from a trust to the beneficiary.  
However, the actual consideration consists of or includes other property or value given or promised which  
is either part or the whole consideration for this conveyance.

To have and to hold the same unto grantees and grantees' heirs, successors and assigns forever.  
In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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.

Dated: August 27, 2015

Grantor:

Lorna Hemphill  
Lorna Hemphill

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 )  
 ) ss.  
County of San Joaquin )

On 8/27/15 before me, Jaime Martinez, a Notary Public, personally appeared Lorna Hemphill, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person 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

re Jamie Narhwe

(Seal)

