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01/03/2018 10:42:18 AM

Fee: \$47.00

After recording, mail to:

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

Send tax statements to:

Shirley Stearns
1711 15th Street
Everett, WA 98201

BILL OF SALE / DEED

For adequate consideration and for purposes of estate planning Shirley Marie Stearns, Grantor, grants, conveys, sells, transfers and delivers to the Shirley Marie Stearns, Trustee of the Shirley Marie Stearns Living Trust uad June 17, 2016, Grantee, the following improvements, fixtures and tangible personal property situated on the following described property:

Lot 11 in Block C of LAKE OF THE WOODS RECREATION
SUB-UNIT (SUMMER HOMESITES) being a part of the Winema
National Forest located within Klamath County, Oregon.

The property granted, conveyed, sold, transferred and delivered to Shirley Marie Stearns, Trustee of the Shirley Marie Stearns Living Trust uad June 17, 2016 pursuant to this Bill of Sale / Deed is as follows:

- 1500 square foot two (2) story (2 bedrooms downstairs and upstairs loft) log frame built cabin together with interior and exterior improvements.
- Wood burning stove.
- Pumps, piping and electrical for non-potable water pumped from the lake for domestic purposes; outbuildings for property storage and other purposes; and a one-third interest in a water pump shed shared with two (2) other cabin owners.

- All tangible personal property in the interior and exterior of the cabin including but not limited to furniture, beds (4), couch, chairs, dishwares, utensils, rugs, lamps, deck furniture, water toys, etc.
- Interest in a community boat dock owned by Grantor and two (2) other families.

It is recited that the property listed is either personal property or fixtures. Grantor 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.

Shirley Marie Stearns, personally, covenants and agrees that she is the owner of the above described property and improvements and said property and improvements are free from encumbrances and she has the right and authority to grant, convey, sell, transfer and deliver the same.

Shirley Marie Stearns, personally, expressly disclaims all warranties, either expressed or implied, including but not limited to, any implied warranty of merchantability or fitness for a particular purpose. Shirley Marie Stearns, neither assumes nor authorizes any other person to assume for her any liability in connection with the granting, conveyance, sale, transfer and delivering of the described property. Shirley Marie Stearns 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.

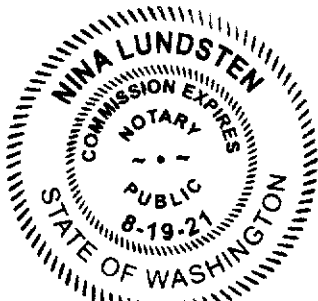
Dated effective this 14 day of December, 2017.

Shirley Marie Stearns
Shirley Marie Stearns

State of Washington

County of Skaagit

I certify that on 14th day of December, 2017, I know or have satisfactory evidence that Shirley Marie Stearns is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.



[Signature]
Notary Public - State of Washington
My appointment expires: 8-19-2021