

2018-003838

Klamath County, Oregon

03/30/2018 09:51:01 AM

Fee: \$52.00

After recording return to:
Dunn Carney, LLP
851 SW Sixth Avenue, Suite 1500
Portland, Oregon 97204
Attn: Susan C. Glen

Until a change is requested, all tax statements
shall be sent to the following address:
Nanette Smith
26506 Cuni Street
Sprague River, Oregon 97639

BARGAIN AND SALE DEED

U.S. Bank, National Association, as Trustee of The Philip H. and Pearl L. Freeman Revocable Trust U/T/A dated January 6, 2011 (Grantor), conveys to Nanette Smith (Grantee) the real property located in Klamath County, Oregon, described in the attached Exhibit A.

The true consideration for this conveyance is \$0.00. This conveyance is being made as a distribution of property from the aforementioned trust.

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.

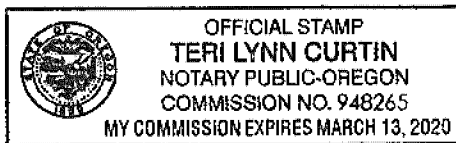
Dated: March 27, 2018

U.S. Bank, National Association, as Trustee
of The Philip H. and Pearl L. Freeman
Revocable Trust U/T/A dated January 6,
2011

By: Mark Gibson
Name: Mark Gibson
Title: ATP & Trust Officer

STATE OF OREGON)
) ss.
County of Multnomah)

This instrument was acknowledged before me on March 27, 2018, by
Mark Gibson, as ATP & Trust Officer of U.S. Bank, National Association, Trustee of
The Philip H. and Pearl L. Freeman Revocable Trust U/T/A dated January 6, 2011.



Teri Lynn Curtin
Notary Public for Oregon
My commission expires: March 13, 2020

EXHIBIT A

Legal Description

A parcel of land being a portion of Lots 28 and 29, Fourth Addition to Nimrod River Park as shown on plat filed for record February 17, 1967, official records said county described as follows:

Commencing at the most North Westerly corner of said Lot 28, Thence East, along the northerly line of Lot 28, 120.00 feet to the true point of beginning; thence, from said true point of beginning, South parallel with the West line of Lots 28 and 29, 320.00 feet, more or less, across Lot 28 and 29 to a point on the South line of Lot 29; thence, East along the South line of Lot 29, 140.00 feet; thence North parallel with the West line of Lots 28 and 29, 320.00 feet, more or less, to a point on the North line of Lot 28; thence West along the North line of Lot 28 to the true point of beginning.