

2018-006337

Klamath County, Oregon

05/24/2018 09:21:00 AM

Fee: \$52.00

**RECORDING COVER SHEET (Please Print or Type)**

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

THIS SPACE RESERVED FOR USE BY  
THE COUNTY RECORDING OFFICE

**AFTER RECORDING RETURN TO:**

Amrock

662 Woodward Avenue

Detroit, MI 48226

64330289-4548571 3402289486

**1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)**

Statutory Bargain and Sale Deed

**2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160**

Timothy C. Ebner and Katie M. Ebner, husband and wife, and

Charles T. Ebner and Debra C. Ebner, husband and wife

**3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160**

Timothy C. Ebner and Katie M. Ebner, husband and wife

**4) TRUE AND ACTUAL CONSIDERATION**

ORS 93.030(5) - Amount in dollars or other

\$ 415,714.93

☐ Other

**5) SEND TAX STATEMENTS TO:**

Timothy C. Ebner & Katie M. Ebner

985 Bailey Mountain Way

Klamath Falls, OR 97601

**6) SATISFACTION of ORDER or WARRANT**

ORS 205.125(1)(e)

CHECK ONE: ☐ FULL

(If applicable) ☐ PARTIAL

**7) The amount of the monetary obligation imposed by the order or warrant. ORS 205.125(1)(c)**

\$

**8) If this instrument is being Re-Recorded, complete the following statement, in**

**accordance with ORS 205.244: "RERECORDED AT THE REQUEST OF**

**TO CORRECT**

PREVIOUSLY RECORDED IN BOOK \_\_\_\_\_ AND PAGE \_\_\_\_\_, OR AS FEE  
NUMBER \_\_\_\_\_."

**Prepared By:**

Jessica Molligan, Esq.  
P.O. Box 16893  
Portland, OR 97292  
OR Bar ID: 001823

**Until a Change is Requested,**

**Mail Tax Statements To:**

Timothy C. Ebner & Katie M. Ebner  
985 Bailey Mountain Way  
Klamath Falls, OR 97601

**Return To:**

Amrock  
662 Woodward Avenue  
Detroit, MI 48226

**Order Number:**

64330289

**STATUTORY BARGAIN AND SALE DEED**

**TIMOTHY C. EBNER** and **KATIE M. EBNER**, husband and wife, and **CHARLES T. EBNER** and **DEBRA C. EBNER**, husband and wife, Grantors, convey to **TIMOTHY C. EBNER** and **KATIE M. EBNER**, husband and wife, as tenants by the entirety, Grantees, the following-described real property located in Klamath County, Oregon:

Lot 236, Tract 1496, Ridgewater Subdivision Phase 1, 1st Addition, according to the official plat thereof on file in the Office of the County Clerk, Klamath County, Oregon.

Being all of that certain property conveyed to TRINITY ASSET HOLDINGS CO., LLC, a California limited liability company, from TIMOTHY C. EBNER and KATIE M. EBNER, as Tenants by the Entirety, and CHARLES T. EBNER and DEBRA C. EBNER, as Tenants by the Entirety, all with the Right of Survivorship, by deed dated June 21, 2016, and recorded June 22, 2016, as Instrument Number 2016-006618 of the Official Records of Klamath County, Oregon.

Commonly known as: 985 Bailey Mountain Way, Klamath Falls, OR 97601

Parcel ID: R893803

The true and actual consideration for this conveyance is: Four Hundred Fifteen Thousand Seven Hundred Fourteen and 93/100 Dollars (\$415,714.93).


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.

[SPACE INTENTIONALLY LEFT BLANK]


Attached to and becoming a part of Deed between TIMOTHY C. EBNER and KATIE M. EBNER, husband and wife, and CHARLES T. EBNER and DEBRA C. EBNER, husband and wife, as Grantors, and TIMOTHY C. EBNER and KATIE M. EBNER, husband and wife, as Grantees.

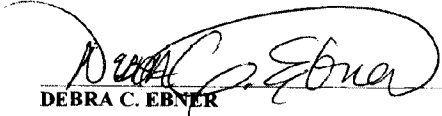
Dated this 14 of May, 20 18.

  
TIMOTHY C. EBNER

  
KATIE M. EBNER



  
CHARLES T. EBNER

  
DEBRA C. EBNER

State of Oregon )  
County of Klamath ) ss.

On the 14 day of May, 20 18, personally appeared before me the above-named **TIMOTHY C. EBNER, KATIE M. EBNER, CHARLES T. EBNER, and DEBRA C. EBNER**, who declared the foregoing instrument to be their voluntary act and deed.

  
Notary Public - State of Oregon

  
Marla Michele Hanlon-Abrita