



00224921201800080620020021

07/06/2018 09:39:41 AM

Fee: \$87.00

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

Jeremy M. Lacy
34630 Sprague River Rd.
Sprague River, OR 97639

AFTER RECORDING RETURN TO:

Willard L. Ransom
Sorenson, Ransom, Ferguson & Clyde, LLP
133 NW D Street
Grants Pass, OR 97526

BARGAIN AND SALE DEED

1. PARTIES: The parties to this deed are JANIS F. FISKE and CAROL L. JOHNSON, duly acting Co-Trustees of the RICHARD A. FISKE AND JANIS F. FISKE REVOCABLE LIVING TRUST dated 4/30/1996, as restated and amended, Grantors, and CAROL L. JOHNSON and JOY L. TAYLIN, as Co-Trustees of the RICHARD A. FISKE IRREVOCABLE TRUST, Grantees.

2. RECITALS: On April 30, 1996, Richard F. Fiske and Janis F. Fiske, as Trustors, transferred to Richard A. Fiske and Janis F. Fiske, as Trustees of the Richard A. Fiske and Janis F. Fiske Revocable Living Trust (the "Trust"), certain items of real and personal property. On February 25, 2016, the Trustors executed a restatement of the Trust, naming Janis F. Fiske, Carol L. Johnson and Joy L. Stanton as the Co-Trustees, and providing that any two Trustees may bind the trust in any transactions on behalf of the Trust (including the survivor's trust and decedent's trust created upon the death of one of the Trustors) which involve real property, personal property, promissory notes, collection accounts, bank accounts, certificates of deposit, mutual funds, and securities, including such transactions which involve purchasing, selling, borrowing and lending of trust assets. On May 16, 2017, the Trustors executed a second restatement of the Trust revising certain provisions of the Trust and documenting the name change for one of the Trustees, Joy L. Taylin, formerly known as Joy L. Stanton. Richard A. Fiske died on December 19, 2017. On May 7, 2018, the surviving Trustor, Janis F. Fiske executed a First Amendment to the second restatement of the Trust which set forth the names for the survivor's trust and decedent's trust to be created upon the death of one of the Trustors as the JANIS F. FISKE REVOCABLE LIVING TRUST and the RICHARD A. FISKE IRREVOCABLE TRUST, respectively.

3. CONVEYANCE: Grantors hereby convey to Grantees named above, the following real property situated in Klamath County, Oregon, to-wit:

The West Half of South Half of North Half of Southwest Quarter of Southwest Quarter of Section 25, Township 36 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

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.

The true consideration for this conveyance is \$none. This deed is executed as a result of a qualified disclaimer and in accordance with the terms of the RICHARD A. FISKE AND JANIS F. FISKE REVOCABLE LIVING TRUST and in connection with an assignment of the Vendor's interest in a Land Sale Contract, executed and recorded concurrently herewith.

DATED this 20th day of June, 2018.

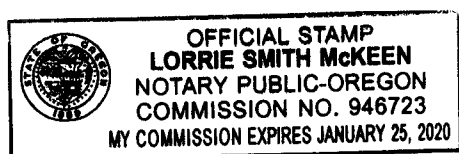
RICHARD A. FISKE AND JANIS F. FISKE REVOCABLE LIVING TRUST

By Janis F. Fiske
Janis F. Fiske, Co-Trustee

By Carol L. Johnson
Carol L. Johnson, Co-Trustee

STATE OF OREGON, County of Josephine) ss. June 20, 2018.

The foregoing instrument was acknowledged by Janis F. Fiske and Carol L. Johnson, in their capacities as Co-Trustees of the RICHARD A. FISKE AND JANIS F. FISKE REVOCABLE LIVING TRUST dated 4/30/1996, as restated and amended.



Lorrie Smith McKeen
Notary Public for Oregon
My Commission Expires: 1/25/2020