

2018-009089

Klamath County, Oregon



00226213201800090890020025

07/31/2018 03:39:04 PM

Fee: \$87.00

After recording, mail to:

Dianne Spires
224 Mtn View Blvd
Klamath Falls, OR 97601

Send tax statements to:

Dugan Family LLC
224 Mtn View Blvd
Klamath Falls, OR 97601

BILL OF SALE / DEED

For adequate consideration and for purposes of estate planning Kenneth S. Dugan & Dianne E. Spires, Successor Trustees of the Restated Marjorie H Dugan Trust dated 9-16, 1997; Grantor, grants, conveys, sells, transfers and delivers to the Dugan Family LLC, an Oregon limited liability company, Grantee, the improvements and other fixtures and tangible personal property situated on the following described property:

LEGAL DESCRIPTION

The property granted, conveyed, sold, transferred and delivered to the Dugan Family LLC pursuant to this Bill of Sale / Deed is LAKE OF THE WOODS RECREATIONAL UNIT, LOT A6. Including the following:

- ~1200 square foot stick frame built cabin together with interior and exterior improvements.
- Outbuildings including pumps, piping and electrical for a domestic water system, property storage and an outhouse.
- All tangible personal property in the interior and exterior of the cabin including but not limited to furniture, beds, dishware, utensils, rugs, lamps, deck furniture, water toys, etc.
- Private Boat dock associated with cabin A6.

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

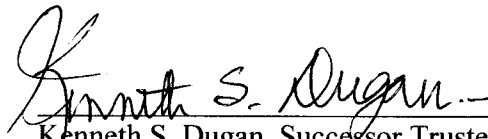
Kenneth S. Dugan & Dianne E. Spires, Successor Trustees of the Restated Marjorie H Dugan Trust dated 9-16, 1997, covenant and agree that the trust is the owner of the above

BILL OF SALE / DEED**Page 1 of 2**

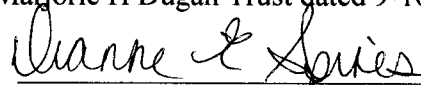
described property and improvements and said property and improvements are free from encumbrances and they each have the right and authority to grant, convey, sell, transfer and deliver the same.

Kenneth S. Dugan & Dianne E. Spires, Successor Trustees of the Restated Marjorie H Dugan Trust dated 9-16, 1997, expressly disclaim all warranties, either expressed or implied, including but not limited to, any implied warranty of merchantability or fitness for a particular purpose. Kenneth S. Dugan & Dianne E. Spires, Successor Trustees of the Restated Marjorie H Dugan Trust dated 9-16, 1997; neither assumes nor authorizes any other person to assume for them any liability in connection with the granting, conveyance, sale, transfer and delivering of the described property. Kenneth S. Dugan & Dianne E. Spires, Successor Trustees of the Restated Marjorie H Dugan Trust dated 9-16, 1997, 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 31 day of July, 2018.



Kenneth S. Dugan, Successor Trustee of
the Restated Marjorie H Dugan Trust dated 9-16, 1997



Dianne E. Spires, Successor Trustee of the
Restated Marjorie H. Dugan Trust dated 9-16-1997

STATE OF OREGON, County of Klamath) ss.

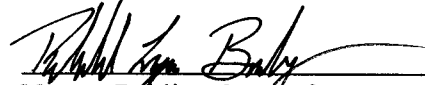
This instrument was acknowledged before me on July 31, 2018, by Kenneth Dugan
Trustee of the Restated Marjorie H. Dugan Trust dated 9-16-1997.



OFFICIAL STAMP
REBEKAH LYNN BEASLY
NOTARY PUBLIC - OREGON
COMMISSION NO. 966257

My Commission Expires AUGUST 31, 2021

STATE OF OREGON, County of Klamath) ss.



Notary Public - State of Oregon

My commission expires: August 31, 2021

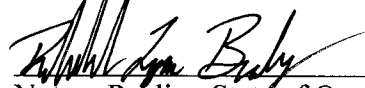
This instrument was acknowledged before me on July 31, 2018, by Dianne Spires
Trustee of the Restated Marjorie H. Dugan Trust dated 9-16-1997.



OFFICIAL STAMP
REBEKAH LYNN BEASLY
NOTARY PUBLIC - OREGON
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