



THIS SPACE RESERVED FOR

2018-010625

Klamath County, Oregon

08/31/2018 12:42:01 PM

Fee: \$92.00

David W. Sehnem and Yvette M. Sehnem, Trustees

7251 Owensmouth Ave #8

Canoga Park, CA 91303

Grantor's Name and Address

David W. Sehnem and Yvette M. Sehnem, Trustees and Joseph
and Christina Kennedy

7251 Owensmouth Ave #8

Canoga Park, CA 91303

Grantee's Name and Address

After recording return to:

David W. Sehnem and Yvette M. Sehnem, Trustees

7251 Owensmouth Ave #8

Canoga Park, CA 91303

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

Same as above

File No. 256015AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

David W. Sehnem, who acruied title as David M. Sehnem and Yvette M. Sehnem, Trustees of the Sehnem Family Trust dated July 21, 2005,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

David W. Sehnem and Yvette M. Sehnem, Trustees of the Sehnem Family Trust dated July 21, 2005, as to an undivided 1/2 interest; and Joseph Kennedy and Christina Kennedy, as Tenants by the Entirety, as to an undivided 1/2 interest

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of **Klamath**, State of Oregon, described as follows, to wit:

Lot 61, TRACT 1428, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is to correct vesting .

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

924411

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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.

In Witness Whereof, the grantor has executed this instrument this 29th day of Aug-, 2018; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

The Sehnem Family Trust

By: X David W Sehnem
David W. Sehnem, Trustee

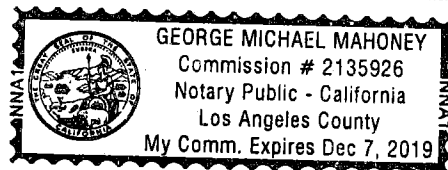
By: X Yvette M. Sehnem
Yvette M. Sehnem, Trustee

State of California ss
County of Los Angeles

On this 29th day of August, 2018, before me, George Michael Mahoney Notary Public in and for said state, personally appeared David ~~W~~ Sehnem and Yvette M. Sehnem, Trustees of The Sehnem Family Trust, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

George Michael Mahoney
Notary Public for the State of California
Residing at: _____
Commission Expires: _____



CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

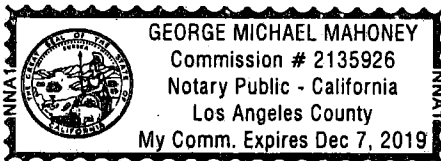
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA

County of LOS ANGELES

On 8/29/18 before me, GEORGE MICHAEL MAHONEY, NOTARY PUBLIC

DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"
personally appeared DAVID W. SEHNEM and YVETTE M. SEHNEM
NAME(S) OF SIGNER(S)



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the documents and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNED

- ☐ INDIVIDUAL
- ☐ CORPORATE OFFICER

TITLE(S)

- ☐ LIMITED PARTNER(S)
- ☐ GENERAL PARTNER(S)
- ☐ ATTORNEY-IN-FACT
- ☒ TRUSTEE(S)
- ☐ GUARDIAN/CONSERVATOR

☐ OTHER: _____

DESCRIPTION OF ATTACHED DOCUMENT

BARGAIN AND SALE DEED
TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE
SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)