

**BILL OF SALE  
and  
BARGAIN AND SALE DEED**



00234124201900001540010010

01/07/2019 09:41:03 AM

Fee: \$82.00

ROBERT P. ELLINGSON III and LISA D. WING, "Grantors," convey to QUEEN'S CABIN, LLC, an Oregon limited liability company, "Grantee," all of Grantor's right, title and interest in and to all improvements, including cabin located on Lot 5, Block B, Lake of the Woods Recreation, Klamath County, Oregon.

The true consideration for this conveyance is \$0.00.

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.

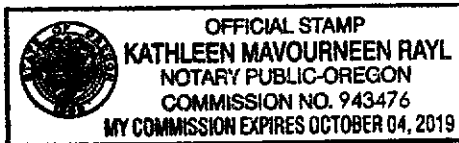
DATED this 20<sup>th</sup> day of DECEMBER, 2018.

ROBERT P. ELLINGSON III

LISA D. WING

STATE OF OREGON )  
County of Baker ) ss.

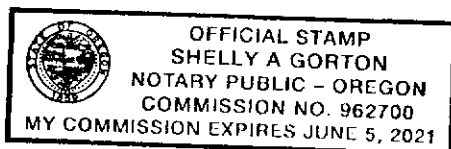
The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of December, 2018 by ROBERT P. ELLINGSON III.



Notary Public for Oregon  
My Commission Expires: 10-4-19

STATE OF OREGON )  
County of Clackamas ) ss.

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of December, 2018 by LISA D. WING.



Notary Public for Oregon  
My Commission Expires: June 5, 2021

AFTER RECORDING RETURN TO:  
Queen's Cabin, LLC  
P. O. Box 866  
Baker City, Oregon 97814

SEND TAX STATEMENTS TO:  
Queen's Cabin, LLC  
P. O. Box 866  
Baker City, Oregon 97814