

2019-001755

Klamath County, Oregon



02/26/2019 09:52:32 AM

Fee: \$82.00

BILL OF SALE
and
BARGAIN AND SALE DEED

QUEEN'S CABIN, LLC, an Oregon limited liability company, "Grantor," conveys to ROBERT P. ELLINGSON III and LISA D. WING "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 15th day of February, 2019.

By:

QUEEN'S CABIN, LLC

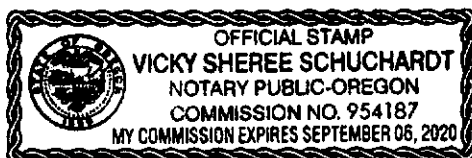
ROBERT P. ELLINGSON III, Manager

STATE OF OREGON)

County of Baker)

ss.

The foregoing instrument was acknowledged before me this 15th day of February, 2019 by Robert P. Ellingson III, on behalf of Queen's Cabin, LLC as its Manager.



Vicky S. Schuchardt
Notary Public for Oregon

My Commission Expires: 09/06/2020

AFTER RECORDING RETURN TO:
c/o Robert P. Ellingson III
P.O. Box 866
Baker City, Oregon 97814

SEND TAX STATEMENTS TO:
c/o Robert P. Ellingson III
P.O. Box 866
Baker City, Oregon 97814