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03/07/2019 12:24:40 PM

Fee: \$87.00

After recording, mail to:

Melvin D. Ferguson  
 Attorney at Law  
 514 Walnut Avenue  
 Klamath Falls, OR 97601

Send tax statements to:

Dugan Family LLC  
 224 Mountain View Blvd.  
 Klamath Falls, Oregon 97601

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**BILL OF SALE / DEED**


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For adequate consideration and for purposes of estate planning **Kenneth S. Dugan and Dianne E. Spires, Successor Trustees of the Restated Marjorie H. Dugan Trust dated September 16, 1997**, Grantor, grant, convey, sell, transfer and deliver 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:

Lot A6, Lake of the Woods Recreational Unit, Klamath County, Oregon.

Said improvements, fixtures and tangible personal property includes 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, dishwares, 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. Grantor 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 and Dianne E. Spires, Successor Trustees of the Restated Marjorie H. Dugan Trust dated September 16, 1997, covenant and agree that the trust is the owner of the above described property and improvements and said property and improvements are free from encumbrances and on behalf of the Restated Marjorie H. Dugan Trust they have the right and authority to grant, convey, sell, transfer and deliver the same.

Kenneth Dugan

Returned at Counter

Kenneth S. Dugan and Dianne E. Spires, Successor Trustees of the Restated Marjorie H. Dugan Trust dated September 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 and Dianne E. Spires, Successor Trustees of the Restated Marjorie H. Dugan Trust dated September 16, 1997, neither assume nor authorize 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 and Dianne E. Spires, Successor Trustees of the Restated Marjorie H. Dugan Trust dated September 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.

**This Bill of Sale/Deed is being resigned and recorded to replace the Bill of Sale/Deed signed July 31, 2018 and recorded the same date as document No. 2018-009089 Klamath County Deed Records.**

Dated this 6<sup>th</sup> day of ~~February~~ <sup>March</sup>, 2019.

Restated Marjorie H. Dugan Trust, dated September 16, 1997

By: Kenneth S. Dugan  
Kenneth S. Dugan, Successor Trustee

By: Dianne E. Spires  
Dianne E. Spires, Successor Trustee

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on ~~February~~ <sup>March</sup> 6, 2019, by Kenneth S. Dugan, as Successor Trustee of the Marjorie H. Dugan Trust dated September 16, 1997.



Brianna C. Garcia  
Notary Public - State of Oregon  
My commission expires: 1/28/20

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on ~~February~~ <sup>March</sup> 6, 2019, by Dianne E. Spires, as Successor Trustee of the Marjorie H. Dugan Trust dated September 16, 1997.



Brianna C. Garcia  
Notary Public - State of Oregon  
My commission expires: 1/28/20