



THIS SPACE RESERVED FOR

2019-003632

Klamath County, Oregon

04/04/2019 10:43:01 AM

Fee: \$87.00

James David Mills and Janice Kay Mills, Trustees

Grantor's Name

Brent H. Hutchings and Chrys A. Hutchings, Trustees

Grantee's Name

After recording return to Grantee at:

Brent H. Hutchings and Chrys A. Hutchings, Trustees

01506 SW Buddington Street

Portland, OR 97219

Until a change is requested all tax statements

shall be sent to the following address:

Brent H. Hutchings and Chrys A. Hutchings, Trustees

01506 SW Buddington Street

Portland, OR 97219

File No. 285108AM

BARGAIN AND SALE DEED/BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, That **James David Mills and Janice Kay Mills, Trustees, or any successors Trustee(s), of the James David Mills and Janice Kay Mills Revocable Living Trust U/D/T November 11, 2011, and any amendments thereto,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Brent Herrick Hutchings and Chrys Anne Hutchings, Trustees of The Brent H. Hutchings and Chrys A. Hutchings Revocable Family Living Trust, dated May 26, 1998,**

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:

Cabin and improvements located in Lake of the Woods Recreation, Block N, Lot 10 , together with all leasehold rights relating to said property

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-3705-00000-00100-E05R70096

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$1,050,000.00.**

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

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

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 21st day of March, 2019.

James David Mills and Janice Kay Mills Revocable Living Trust

James David Mills, Trustee

Janice Kay Mills, Trustee

State of Oregon} ss.
County of Jackson}

On this 21st day of March, 2019, before me, Cammy Leanne Davis a Notary Public in and for said state, personally appeared James David Mills and Janice Kay Mills known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the James David Mills and Janice Kay Mills Revocable Living Trust U/D/T November 11, 2011, and acknowledged to me that he/she/they executed the same as Trustee.

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

Cammy Leanne Davis
Notary Public for the State of Oregon»

Residing at: Oregon

Commission Expires: 7-2-2022

