

2020-001523

Klamath County, Oregon



00254163202000015230040043

02/06/2020 01:06:54 PM

Fee: \$97.00

COHN FAMILY TRUST
PO Box 3459
Reno, NV 89505
Grantor's Name and Address

THOMAS H. COHN
17922 SE Rose Street
Milwaukie, OR 97267
Grantee's Name and Address

After recording, return to:
SCHNEIDER RASCHE LLC
2455 NW Marshall Street, Suite 11
Portland, OR 97210

Until requested otherwise, send all tax statements to:
THOMAS H. COHN
17922 SE Rose Street
Milwaukie, OR 97267

BARGAIN AND SALE DEED

Guardianship Services of Nevada, a division of Dunham Trust Company, Successor Trustee of the Cohn Family Trust, Certificate of Trust Attached as 'Exhibit A', Grantor, for the consideration hereinafter stated, do hereby grant, bargain, sell and convey all of their interest unto THOMAS H. COHN, Grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining, situated in Klamath County, Oregon, described as follows:

Lot 17, Block 24, Klamath Forest Estates, as recorded in Klamath County Oregon.

AKA: R3510-023A0-01100-000

SUBJECT TO: Easements, conditions and restrictions of record on file with the County of Klamath.

The true consideration for this conveyance is \$ FOR ESTATE PLANNING FOR GRANTORS BENEFIT (Here, comply with the requirements of ORS 93.030.)

DATED January 8, 2020

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.

Guardianship Services of Nevada, a division of Dunham Trust Company, Successor Trustee of the Cohn Family Trust, dated June 24, 2003

Bonni Walker, GSN-Trustee
Authorized representative printed name

Bonni Walker
Authorized representative signature

STATE OF Nevada, County of Washoe) ss.
This instrument was acknowledged before me on
1/28/2020 by Bonni Walker
an authorized representative of Guardian Services of Nevada.



Jenne Sanchez
Notary Public for Nevada

My commission expires May 15, 2022

'Exhibit A'

This
CERTIFICATE OF TRUST
prepared for
GUARDIANSHIP SERVICES OF NEVADA,
a division of Dunham Trust Company

Anderson, Dorn & Rader, Ltd.
500 Damonte Ranch Parkway, Suite 860
Reno, Nevada 89521
(775) 823-9455 FAX: (775) 823-9456

© 2020 Bryce L. Rader
All Rights Reserved

Certificate of Trust

Pursuant to Nevada Revised Statutes sections 164.400 et seq., this Certificate of Trust is signed by GUARDIANSHIP SERVICES OF NEVADA, a division of Dunham Trust Company, the currently acting Trustee of the COHN FAMILY TRUST, dated June 24, 2003, and any amendments thereto, who, being first duly sworn upon oath, depose and say:

1. This Certificate of Trust refers to the COHN FAMILY TRUST, dated June 24, 2003 ("Trust"), and any amendments thereto, executed by PETER C. COHN and MARGARET H. COHN as Trustors.
2. The initial Trustees of the Trust were:

PETER C. COHN and MARGARET H. COHN
3. PETER C. COHN deceased on March 21, 2018. MARGARET H. COHN deceased on September 6, 2007.
4. On June 6, 2016, the Second Judicial District Court of the State of Nevada entered its order appointing GUARDIANSHIP SERVICES OF NEVADA, as Trustee of the Trust.
5. The authorized representatives of Guardianship Services of Nevada, may act unilaterally and independently of each other.
6. Property to be titled in this trust should be transferred to GUARDIANSHIP SERVICES OF NEVADA, a division of Dunham Trust Company, Trustee, or its successors in trust, under the COHN FAMILY TRUST, dated June 24, 2003.
7. The Taxpayer Identification Number (TIN) or (EIN) for the Trust is 82-7061812.
8. The Trustee under the Trust Agreement is authorized to acquire, sell, convey, encumber, lease, borrow, manage and otherwise deal with interests in real and personal property in the Trust name. The Trustee shall have full banking powers, including the power to open, close, or modify accounts or other banking arrangements, including, but not limited to, safe deposit boxes, savings, checking, and CD accounts. All powers of the Trustee are fully set forth in the Trustee Powers Article of the Trust Agreement.

'Exhibit A' Continued

- 9. The Trust is irrevocable, currently exists, has not been revoked, modified, or amended in any manner that would cause the representations contained in this certification of trust to be incorrect. There have been no amendments limiting the powers of the Trustee over trust property.
- 10. No person or entity paying money to or delivering property to the Trustee shall be required to see to its application. All persons relying on this document regarding the Trustee and their powers over trust property shall be held harmless for any resulting loss or liability from such reliance. A copy of this Certificate of Trust shall be just as valid as the original.

Executed in the County of Washoe, Nevada on this ²⁸ day of January, 2020.

Trustee:


 BONNI WALKER
 GUARDIANSHIP SERVICES OF NEVADA
 a division of Dunham Trust Company

STATE OF NEVADA)
) ss:
 COUNTY OF WASHOE)

Signed and sworn to (or affirmed) before me on January 28, 2020, by BONNI WALKER, representative of GUARDIANSHIP SERVICES OF NEVADA, a division of Dunham Trust Company.


 Notary Public

