

2020-011111

Klamath County, Oregon



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09/02/2020 02:38:33 PM

Fee: \$87.00

BARGAIN AND SALE DEED

Bobbie Jo Bernal, Trustee
Grantor

Billie Charlene Smith
12790 Keno Worden Road
Keno, OR 97627
Grantee

After recording return to and
Send tax statements to:
Grantee

KNOW ALL MEN BY THESE PRESENTS, that BOBBIE JO BERNAL, Trustee of the Mary Jo Ellis Revocable Living Trust, Dated July 11, 2014, hereinafter called Grantor for the consideration hereinafter stated, does hereby grant, bargain sell and convey to BILLIE CHARLENE SMITH, hereinafter called grantee, and unto grantees' heirs, successors and assigns all of their interest in that certain real property with the tenements, hereditments and appurtenances thereunto belonging or in any way appertaining to the following described real property herein in Jackson County, Oregon, to-wit:

Land Partition 7-19, being a Replat of parcel 3 of Land Partition 43-95 as adjusted per property line adjustment 22-95, situated in Government Lot 1, NE 1/4 Section 7, Township 40 South, Range 8 East Willamette Meridian, Klamath County, Oregon, Survey Completed on the 4th of March, 2020. Recorded July 17, 2020 as Instrument Number 2020-008780, Klamath County Records.

Tax Account R-4008-00700-00401-000

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

The true consideration for this conveyance is \$ 100,000⁰⁰

Dated this 31st day of August, 2020.

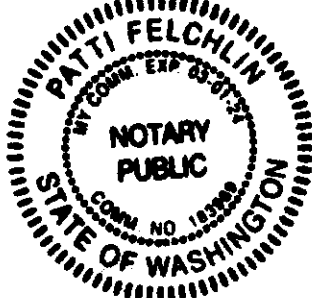
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

Bobbie Jo Bernal, Trustee
Bobbie Jo Bernal, Trustee

STATE OF WASHINGTON, County of King) ss.

On this 31st day of August, 2020, before me, Personally appeared, Bobbie Jo Bernal, Trustee, to me known to be the person/s described in and who executed the foregoing instrument and acknowledged that he/she executed the same as his/her voluntary act and deed.

(SEAL)



Patti Felchlin

Notary Public for Washington King
My Commission Expires: 03-01-2024

CERTIFICATE OF INCUMBENCY OF TRUSTEE
MARY JO ELLIS REVOCABLE TRUST

AFTER RECORDING RETURN TO:

Bobbie Jo Birnel, Trustee
6309 217th Street, East
Spanaway, WA 98387

STATE OF OREGON, County of Klamath)ss

I, BOBBIE JO BIRNEL, being first duly sworn, depose and say:

1. That the MARY JO ELLIS REVOCABLE TRUST was established by MARY JO ELLIS, by an Agreement dated July 11, 2014, between by MARY JO ELLIS, as Trustor and by MARY JO ELLIS, as Trustee. Said Trust names BOBBIE JO BIRNEL, as Successor Trustee, if MARY JO ELLIS, resign, become incompetent or die.

2. That MARY JO ELLIS, resigned as Trustee on April 23, 2018; a copy of the letter of resignation is attached hereto and incorporated herein by this reference;

3. That BOBBIE JO BIRNEL, as Successor Trustee, was not appointed by a Court and was not required to be appointed by a court under Oregon law;

4. By her signature below, BOBBIE JO BIRNEL, hereby consents to serve as Trustee of the Trust, accepting such position as Successor Trustee.

DATED this 24th day of April, 2018.

Bobbie Jo Birnel
BOBBIE JO BIRNEL

Subscribed and sworn to before me this 24th day of April, 2018, by
BOBBIE JO BIRNEL.

SEAL

Dona Alleen Nelson
Notary Public for Oregon
My commission expires 3-7-2022

