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12/23/2020 09:57:46 AM

Fee: \$87.00

After recording, mail to:

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

Send tax statements to:

Terry and Denise Guthrie  
P.O. Box 574  
Merrill, Oregon 97633

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### BILL OF SALE / DEED

**Terry L. Guthrie**, Grantor, grants, conveys, sells, transfers and delivers to **Terry L. Guthrie and Denise A. Guthrie, Trustees of the Guthrie Family Trust dated November 29, 2018**, Grantee, his interest in the improvements and other fixtures and tangible personal property situated on the following described property:

A parcel of land owned by Union Pacific Railroad Company (Union Pacific) in the Klamath County, Oregon.

Commonly known as: 22887 S Merrill Rd., Merrill, Oregon 97633-3332  
Tax Lot: 4110-01200-01500

The property granted, conveyed, sold, transferred and delivered to **Terry L. Guthrie and Denise A. Guthrie, Trustees of the Guthrie Family Trust dated November 29, 2018** pursuant to this Bill of Sale / Deed is as follows:

- 40' X 200' Frame Wood Building
- Metal Storage Building.


Klamath County Assessor's Tax Account No.: 102551

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 Union Pacific Railroad Lease referenced by Lease Folder No. 1490-68.

There is no consideration for this transaction, it is done for estate planning purposes.

**Terry Guthrie** covenants and agrees he is the owner of the above described property and improvements and said property and improvements are free from encumbrances and he has the right and authority to grant, convey, sell, transfer and deliver the same.

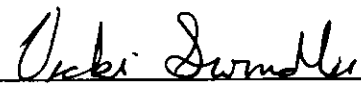
Dated effective this 22<sup>nd</sup> day of December, 2020.

  
\_\_\_\_\_  
**Terry L. Guthrie**

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on December 22, 2020, by **Terry L. Guthrie**.



  
\_\_\_\_\_  
Notary Public - State of Oregon  
My commission expires: 9-17-2021