

AFTER RECORDING, RETURN TO:
William M. Ganong
Attorney at Law
514 Walnut Avenue
Klamath Falls OR 97601

SEND TAX STATEMENTS TO:
James T. Welch, Trustee
5206 Mazama Drive
Klamath Falls OR 97603

2008-016075
Klamath County, Oregon



12/04/2008 08:35:04 AM

Fee: \$21.00

BARGAIN AND SALE DEED

James T. Welch, Grantor, conveys unto James T. Welch, as Trustee of the James T. Welch Trust, uad November 18, 2008, and his successors in Trust, Grantees, his interest in the real property located in Klamath County, Oregon, which is more particularly described as follows:

Lot 8, in Block 2 of Wembly Park, Tract 1044, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Klamath County Assessor's Account No. R-3909-011DC-02500-000
and Property ID R558658

More commonly referred to as: 5206 Mazama Drive
Klamath Falls OR 97603

This deed is made for estate planning purposes and no consideration has been paid heretofore.

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. 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.

Dated this 18 day of November, 2008.

JAMES T. WELCH

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on November 18, 2008 by James T. Welch.

Notary Public for Oregon
My Commission Expires: 8.31.2011

