

NJC 85562

2009-009961

Klamath County, Oregon



00069864200900099610010015

07/22/2009 11:19:04 AM

Fee: \$21.00

SEND TAX STATEMENTS TO:
1275 Lakeshore Drive
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:
Lorna Lyn Van Geem
1275 Lakeshore Drive
Klamath Falls, OR 97301

Escrow No: 20090014921

SPACE ABOVE THIS LINE FOR RECORDER'S USE

BARGAIN AND SALE DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Lorna Vangeem and Joan Graham, Grantor, conveys to

Lorna Lyn Van Geem, Grantee, the following described real property, situated in the County of ^{KLAMATH} / State of , OREGON

The Northwesternly 1/2 of Lot 30 as shown on Lot Line adjustment 5382, as filed in the Klamath County Engineers office (Property Line Adjustment No. 7-93) and all of Lot 31 of LAKESHORE GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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.

The true consideration for this conveyance is \$0.00 (See ORS 93.030).

Dated: July 15, 2009

Lorna Vangeem

Joan Graham

State of OREGON

COUNTY of KLAMATH

This instrument was acknowledged before me on 7-17, 2009

by Lorna Vangeem and Joan Graham.

Notary Public - State of Oregon
My commission expires:



214mt