

2010-000485

Klamath County, Oregon



After recording return to:  
First American Title  
1225 Crater Lake Avenue  
Medford, OR 97504

Until a change is requested all tax statements  
shall be sent to the following address:  
Ronald James Collman  
4701 Hope St  
Klamath Falls OR 97603

File No.: 7161-1510381 (JKS)  
Date: December 21, 2009

THIS SPA



01/14/2010 11:06:27 AM

Fee: \$47.00

## STATUTORY BARGAIN AND SALE DEED

**Ronald J. Collman, Jr., as Personal Representative of the Estate of Dianne Marie Collman ,**  
Grantor, conveys to **Ronald James Collman**, Grantee, the following described real property:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

The true consideration for this conveyance is **\$0.00**. (Here comply with requirements of ORS 93.030)

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, OF 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, OF CHAPTER 424, OREGON LAWS 2007.

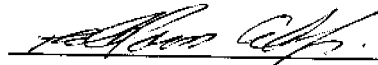
Dated this 5 day of January, 2010.

F47-

APN: R571688

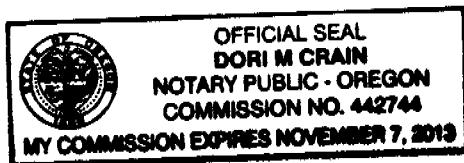
Bargain and Sale Deed  
- continued

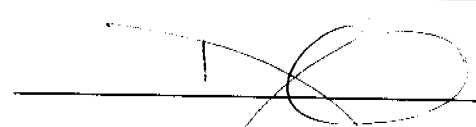
File No.: 7161-1510381 (JKS)  
Date: 12/21/2009

  
\_\_\_\_\_  
Ronald J. Collman, Jr.

STATE OF Oregon )  
County of Klamath )ss.

This instrument was acknowledged before me on this 5 day of January, 2010  
by **Ronald J. Collman, Jr.**



  
\_\_\_\_\_  
Notary Public for Oregon  
My commission expires: 11/7/2013

APN: **R571688**

Bargain and Sale Deed  
- continued

File No.: **7161-1510381 (JKS)**  
Date: **12/21/2009**

**EXHIBIT A**

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**LOT 24, BLOCK 4, TRACT NO. 1087, KNOWN AS FIRST ADDITION TO BANYON PARK,  
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY  
CLERK OF KLAMATH COUNTY, OREGON.**