

Returned to County

2010-003830

Klamath County, Oregon

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: Wayne K. Bercot 4314 Memorie Lane Klamath Falls, OR 97603
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03/29/2010 03:48:11 PM

Fee: \$37.00

-BARGAIN AND SALE DEED-

Maurice E. Bercot aka M. E. Bercot, Trustee of the Bercot Family Trust uda February 6, 1990, as restated on February 23, 2009, Grantor, conveys to Wayne Kessler Bercot, Grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lot 4, Block 4, GATEWOOD TRACT 1035, Klamath County, Oregon

The true and actual consideration for this transfer is \$0.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352

DATED this 24 day of March 2010.

Maurice E. Bercot
Maurice E. Bercot, Trustee of
The Bercot Family Trust

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 24 day of March 2010, the above-named Maurice E. Bercot, Trustee of the Bercot Family Trust and acknowledged the foregoing instrument to be his voluntary act.

Karen A. Baker
Notary Public for Oregon
My Commission expires: 9-20-2013

