

2010-005326

Klamath County, Oregon



00083614201000053260020023

05/06/2010 08:32:00 AM

Fee: \$42.00

After recording return to:

Dean T. Sandow  
Farleigh Wada Witt  
121 SW Morrison Street, Suite 600  
Portland, OR 97204

Until a change is requested,  
all tax statements shall be sent to:

David and Candice Ohlsen  
18485 SW Horse Tale Drive  
Beaverton, OR 97007

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### BARGAIN AND SALE DEED

DAVID A. OHLSEN and CANDICE J. OHLSEN, Grantors, convey to DAVID A. OHLSEN, Trustee, or successors in trust, under the DAVID A. OHLSEN TRUST AGREEMENT dated April 29, 2010, and any amendments thereto and CANDICE J. OHLSEN, Trustee, or successors in trust, under the CANDICE J. OHLSEN TRUST AGREEMENT dated April 29, 2010, and any amendments thereto, as equal tenants in common, Grantees, all right, title, and interest in the real property described as follows:

Lot 491 RUNNING Y RESORT, PHASE 5, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 3808-010B0-03100-000 Key No.: 883752

This property is more commonly known as 10237 Cinnamon Teal Drive, Klamath Falls, Oregon 97601. The true consideration for this conveyance is other than monetary consideration.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

DATED April 29, 2010.

David A. Ohlsen  
DAVID A. OHLSEN

Candice J. Ohlsen  
CANDICE J. OHLSEN

STATE OF OREGON            )  
  ) ss.  
County of Multnomah        )

This instrument was acknowledged before me on April 29, 2010, by DAVID A. OHLSEN and CANDICE J. OHLSEN.

Ruth A. Zurcher  
Notary Public for Oregon

