2010-008869 Klamath County, Oregon



07/27/2010 08:52:42 AM

Fee: \$42.00

## **BARGAIN AND SALE DEED**

Recording requested and when recorded return to:

James E. Petersen Karnopp Petersen LLP 1201 NW Wall Street, Suite 300 Bend, Oregon 97701-1957 Until a change is requested, all tax statements shall be sent to the following address:

Virginia M. Wolfe P.O. Box 9130 Bend, OR 97708

The true consideration for this conveyance is for estate planning purposes.

VIRGINIA M. WOLFE, Grantor, conveys to G. KIM WOLFE, WILLIAM S. WOLFE and MARCIA R. WOLFE, as Co-Trustees of the Virginia M. Wolfe Family Trust U/T/A dated February 27, 2003, Grantee, whose address is P. O. Box 9130, Bend, Oregon 97708, the following described real property:

Beginning at a point two thousand one hundred and sixty feet (2,160') South of the North Section corner between Sections Twenty-four (24), Township twenty-three (23) South, Range nine (9) W.M., and Section Nineteen (19), Township Twenty-three (23) South, Range Ten (10), W.M., thence East five hundred and thirty feet (530') parallel to the North Section line of said Section Nineteen (19); thence South two hundred feet (200') parallel to the West Section line of said Section Nineteen (19); thence West five hundred and thirty feet (530') to the West Section line of said Section Nineteen (10); thence North two hundred feet (200') along said Section Line to the point of beginning, containing three (3) acres, more or less, all in the Northwest Quarter of Section Nineteen (19), Township Twenty-three (23) South, Range Ten, W.M., 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

Page 1. BARGAIN AND SALE DEED

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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:** July 8, 2010.

Grantors

VIRGIMA M. WÓĽFE

STATE OF OREGON

County of Deschutes

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of July, 2010, by VIRGINIA M. WOLFE.

OFFICIAL SEAL

KAREN M KEMP

NOTARY PUBLIC-OREGON
COMMISSION NO. 411944

MY COMMISSION EXPIRES NOV. 15, 2010

NOTARY PUBLIC FOR OREGO

Page 2. BARGAIN AND SALE DEED

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