

2010-010997

Klamath County, Oregon

RETURN TO:
Brandsness, Brandsness &
Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601

MAIL TAX STATEMENTS:



00090331201000109970010014

09/15/2010 03:55:39 PM

Fee: \$37.00

-BARGAIN AND SALE DEED-

Ruth B. Phelps, Grantor, conveys to Rex White and Sandra J. White, husband and wife, Grantees, reserving unto the Grantor a Life Estate, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

The southwesterly 43 1/3 feet of Lot 7 in Block 60 of NICHOLS ADDITION to the Town of Linkville (now city of Klamath Falls), Oregon being more particularly described as follows:

Beginning at the most westerly corner of said Lot 7 of said Block and Addition; thence southeasterly at right angles to Grant Street (formerly Franklin Street) 120 feet; thence northeasterly parallel with Grant Street 43 1/3 feet; thence northwesterly at right angles to Grant Street 120 feet; thence southwesterly along the southerly line of Grant Street 43 1/3 feet to the place of beginning.

The true and actual consideration for this transfer is Estate Planning.

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 3rd day of SEPTEMBER, 2010.

Ruth B. Phelps
Ruth B. Phelps

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 3rd day of SEPTEMBER, 2010, the above-named Ruth B. Phelps and acknowledged the foregoing instrument to be her voluntary act.

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

