

2010-011338

Klamath County, Oregon



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09/24/2010 02:28:17 PM

Fee: \$42.00

Until a change is requested, all tax statements shall be sent
J.V. Wachter, II
1425 South Sixth Street
Klamath Falls, OR 97601

After recording return to:
Donald R. Crane
Attorney at Law
37070 Highway 62
Chiloquin, OR 97624
Tel: (541) 783-7725

BARGAIN & SALE DEED

KENNETH L. RUSSELL and CAROL ANN RUSSELL, as tenants by the entirety,
Grantors, convey to J.V. WACHTER, J.V. WACHTER, II and WILLIAM M. STRONG,
Grantees, the following described real property:

Lots 16, 17 and 18 in Block 17 of SECOND RAILROAD ADDITION TO THE CITY OF
KLAMATH FALLS, 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, 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."

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The true consideration for this conveyance is other valuable consideration.

DATED: 9/22/10, 2010.

Kenneth L Russell
KENNETH L. RUSSELL

Carol Ann Russell
CAROL ANN RUSSELL

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me on September 22, 2010,
by KENNETH L. RUSSELL and CAROL ANN RUSSELL.



Louise Monteith
Notary Public for Oregon
My commission expires: 03/07/2014

KENNETH L. RUSSELL and
CAROL ANN RUSSELL, Grantors,

to

J.V. WACHTER,
J.V. WACHTER, II and
WILLIAM M. STRONG, Grantees.