

1st 1628495



After recording return to:  
Luther P Koehler Jr and Diana G  
Koehler  
2520 Bethany Ct  
Medford, OR 97504

Until a change is requested all tax statements  
shall be sent to the following address:  
Same As Above

File No.: 7021-1628495 (ALF)  
Date: September 23, 2010

2010-011494

Klamath County, Oregon



00090899201000114940020022

09/28/2010 03:10:00 PM

Fee: \$42.00

THIS SPACE

## STATUTORY BARGAIN AND SALE DEED

**Luke Koehler**, Grantor, conveys to **Luther P Koehler Jr and Diana G Koehler, husband and wife**, Grantee, the following described real property:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**LOT 25 BLOCK 1, TRACT 1077, LAKEWOODS SUBDIVISION UNIT NO. 3, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.**

The true consideration for this conveyance is **\$to convey title only**. (Here comply with requirements of ORS 93.030)

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, OF 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

APN: R71898

Bargain and Sale Deed  
- continued

File No.: 7021-1628495 (ALF)  
Date: 09/23/2010

Dated this 23 day of September, 2010

[Signature]  
**Luke Koehler**

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this 23 day of September, 2010  
by **Luke Koehler**.

[Signature]

Notary Public for Oregon  
My commission expires: 12-3-10

