## **2010-011618** Klamath County, Oregon



After recording return to: Kraig and Linda Weider and Kristy Hanson 519 Main Street Klamath Falls, OR 97601

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

File No.: ()

Date: September 22, 2010

00091039201	000116180020025	

10/01/2010 08:28:37 AM

Fee: \$42.00

## STATUTORY BARGAIN AND SALE DEED

THIS SPACE R

Kraig B Weider and Linda L Weider, Grantor, conveys to Kraig B Weider and Linda L Weider, husband and wife, and Kristy Hanson, all with full rights of survivorship, Grantee, the following described real property:

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

Lot 5 in Block 5 of Second Addition to Winema Gardens, according to the official plat thereof on file in the office of the County Clerk in Klamath County, Oregon.

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

Bargain and Sale Deed - continued File No.: Adrien (ALF)
Date: 09/22/2010

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.

Dated this 30 <sup>1</sup>	day of Se	ot.	, 20 <u>/0</u> .

Kraig B Weider

Zinua L Weiuet

STATE OF Oregon

)ss.

County of

Klamath

This instrument was acknowledged before me on this 30 day of 5

Notary Public for Oregon

My commission expires:

12-17-2011

OFFICIAL SEAL
DEBBIE K BERGENER
NOTARY PUBLIC OREGON
COMMISSION NO. 423345
MY COMMISSION EXPIRES DECEMBER 17, 2011