

2010-012465

Klamath County, Oregon

| | |
|--|---|
| RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601 | MAIL TAX STATEMENTS: Fern Derrah 300 Mt. Pitt Street Klamath Falls, OR 97601 |
|--|---|



00092016201000124650010018

10/22/2010 03:09:54 PM

Fee: \$37.00

-BARGAIN AND SALE DEED-

Fern Derrah, Grantor, conveys to Fern Derrah, Trustee of the 2010 Fern Derrah Trust, Grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lots 1 and 2 of Block 24 of BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the records of Klamath County, Oregon; ALSO the North half of the vacated alley adjoining said Lots 1 and 2.

Subject to: Reservations in the dedication of Buena Vista Addition; Restrictions of a portion of Buena Vista Addition recorded August 23, 1956 in Vol. 12 of Misc. Records of Klamath County, at page 243; Restrictions of a portion of Buena vista Addition recorded September 10, 1956, dated August 22, 1956, in Vol. 12 of Misc. Records of Klamath County, page 250; Waiver and Modification of Restrictive Covenant, dated June 30, 1959, recorded July 7, 1959, in Deed Book 314, page 80, Records of Klamath County, Oregon.

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 21 day of OCTOBER, 2010.

Fern Derrah

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 21 day of OCTOBER, 2010, the above-named Fern Derrah and acknowledged the foregoing instrument to be her voluntary act.

Notary Public for Oregon
My Commission expires: 9.20.2013

