

UTC 88202

2010-013201

Klamath County, Oregon

After recording return to:
Andrew H. Lotz Victoria J. Lotz 4660 Franklin Blvd. Spc. 12 Eugene, OR 97403
Until a change is requested, all tax statements shall be sent to the following address:
Same as Above



00092876201000132010020022

11/12/2010 03:19:02 PM

Fee: \$42.00

Order Number: 38324

Reserved for Recorder's Use

STATUTORY BARGAIN AND SALE DEED

~~Andrew H. Lotz and~~ Victoria J. Lotz and Andrew H. Lotz who acquired title as Andrew Holdsworth Lotz, as tenants by the entirety, Grantor, conveys to

Andrew H. Lotz and Victoria J. Lotz, as tenants by the entirety, Grantee, the following described real property:

SEE ATTACHED EXHIBIT "A"

Account No(s): **R409588**

Map/Tax Lot No(s): **R-3809-032BB-03000-000**

The true consideration for this conveyance is **Consideration is none, to change vesting.** (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, 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.

Executed this 10 day of November, 2010

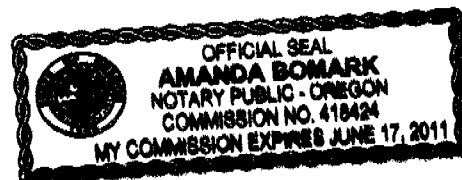
Andrew H. Lotz

Victoria J. Lotz

State of **Oregon**, County of **Lane**) ss.

This instrument was acknowledged before me on this 10 day of November, 2010 by **Andrew H. Lotz and Victoria J. Lotz**

Notary Public for Oregon
My commission expires: 6-17-2011



42pmf

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

All that portion of Lots 1 and 2 in Block 102 of BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon, more particularly described as follows:

Beginning at the most Southerly corner of said Lot 2; thence Northwesterly along the Southwesterly line of Lot 2 a distance of 62.34 feet; thence Northeasterly parallel with the division line between Lots 2 and 6 in said Block 102 extended East to Second Street; thence Southeasterly along the Southwesterly line of Second Street, to an intersection with said division line between Lots 2 and 6 extended, thence Southwesterly along said division line between said Lots 2 and 6, extended, to the point of beginning.

PARCEL 2:

A portion of Lot 1, Block 102, of BUENA VISTA ADDITION to The City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon, more particularly described as follows:

Commencing at a 1/2" iron pin at the intersection of the Northerly line of said Lot 1 and the line between Lots 2 and 6, of said Block 102, extended Northeasterly through said Lot 1 to Second Street; thence South 63°22'30" West along said Northeasterly extension through Lot 1, a distance of 27.11 feet, to a 5/8" iron pin at the true point of beginning; thence South 63°22'30" West a distance of 25.12 feet, to a 5/8" iron pin on the Westerly line of said Lot 1; thence South 11°52'00" East along said Westerly line, a distance of 12.67 feet to a 5/8" iron pin; thence North 40°00'00" East a distance of 30.88 feet to the true point of beginning.