

2011-000626

Klamath County, Oregon



00095505201100006260020026

01/18/2011 10:37:05 AM

Fee: \$42.00



After recording return to:
Richard R. Gardner
7907 Big Buck Lane
Klamath Falls, OR 97601

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

Richard R. Gardner
7907 Big Buck Lane
Klamath Falls, OR 97601

File No.: ()

Date: January 18, 2011

THIS SPACE

STATUTORY BARGAIN AND SALE DEED

Richard R. Gardner, Successor Cotrustee of the Gardner Trust dated August 25, 2003 and amendments thereto, Grantor, conveys to **Richard R. Gardner Barbara A. Hill tenants in common**, Grantee, the following described real property:

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

Lot 46, Tract 1428, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more specifically known as 3459 Barnes Way, Klamath Falls, OR, Map Tax Lot: R3909-012BA-10500-000, Property ID Number: R890855

The true consideration for this conveyance is **\$N/A**. (Here comply with requirements of ORS 93.030)

42

APN:

Bargain and Sale Deed
- continued

File No.: **7021-SarahW (SFK)**
Date: **01/18/2011**

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.

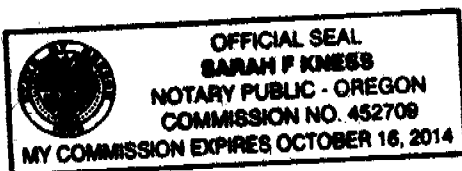
Dated this 18 day of January, 2011.

Richard R. Gardner, Co Trustee
Richard R. Gardner, Co Trustee

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 18 day of January, 2011
by **Richard R. Gardner, Co Trustee.**

[Signature]



Notary Public for Oregon
My commission expires: 10/16/2014