

1st Courtesy

2011-001160

Klamath County, Oregon



00096156201100011600030032

THIS SPACE

01/31/2011 03:44:03 PM

Fee: \$47.00



After recording return to:
Kraid and Linda Weider, Trustees 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.: Adrien (ALF)
Date: January 28, 2011

STATUTORY BARGAIN AND SALE DEED

Kraig B Weider and Linda L Weider and Kristy Hanson, Grantor, conveys to **Kraig B Weider and Linda L Weider Trustees of the Kraig B Weider Trust, uda September 1, 1997 and Linda L Weider and Kraig B Weider Trustees of the Linda L Weider Trust, uda September 1, 1997 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)

First American Title Ins. Co. has recorded this
instrument by request as an accommodation only,
and has not examined it for regularity and sufficiency
or as to its effect upon the title to any real property
that may be described therein.

f

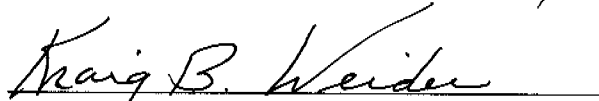
APN:


Bargain and Sale Deed
- continued

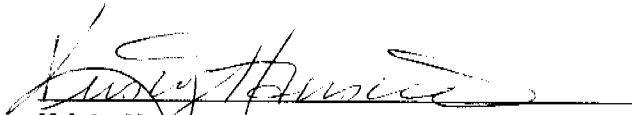
File No.: **Adrien (ALF)**
Date: **01/28/2011**

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 28th day of January, 20 11.


Kraig B Weider

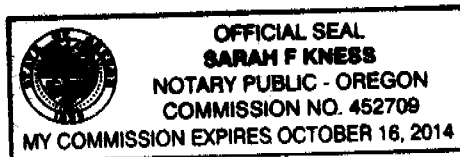

Linda L Weider

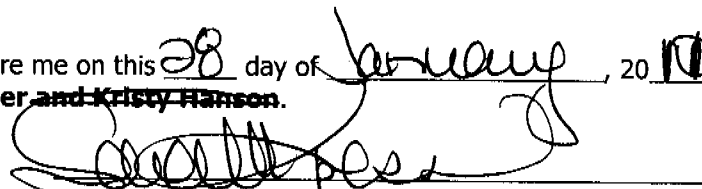

Kristy Hanson



STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 28 day of January, 20 11
by **Kraig B Weider and Linda L Weider and Kristy Hanson.**




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

STATE OF Oregon }
COUNTY OF Klamath }

On January 31, 2011, before me, a notary public within and for said County,
personally appeared Christy Hanson, to me known to be the person(s)
described in and who executed the foregoing instrument and acknowledged that
_____ executed the same as free act and deed.

Adrien Fleek

Notary Public

My commission expires: 12-31-14

