

2011-001815

Klamath County, Oregon



00096947201100018150030035

THIS SPACE

02/15/2011 03:13:42 PM

Fee: \$47.00



After recording return to:
Tom Nivison
7400 Fox Hills Drive
Citrus Heights, CA 95610

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

Tom Nivison
7400 Fox Hills Drive
Citrus Heights, CA 95610

File No.: 7021-1680691 (ALF)

Date: January 27, 2011

1680691

STATUTORY BARGAIN AND SALE DEED

Cindy R Innocent Successor Trustee of the James D Nivison Revocable Trust UDT July 29, 1992, Grantor, conveys to **Tom Nivison**, Grantee, the following described real property:

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

Block 32, Lot 58, of the 4th addition to Nimrod River Parks according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true consideration for this conveyance is **\$to convey title**. (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, 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.

APN:

Bargain and Sale Deed
- continued

File No.: 7021-1680691 (ALF)

Date: 01/27/2011

Dated this 4 day of February, 20 11.

Cindy R Innocent Successor Trustee of the
James D Nivison Revocable Trust UDT July
29, 1992

Cindy R Innocent
Cindy R Innocent, Successor Trustee

STATE OF _____)
County of _____) ss.

This instrument was acknowledged before me on this _____ day of _____, 20____
by _____ as of Cindy R Innocent Successor Trustee of the James D Nivison Revocable Trust UDT July 29, 1992,
on behalf of the .

** SEE ATTACHED
LOOSE LEAF
ACKNOWLEDGEMENT*

Notary
for _____
My commission expires: _____

Public

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

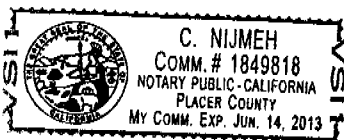
State of California

County of PLACER

On FEBRUARY 04 2011 before me, C. NIJMEH, NOTARY PUBLIC

personally appeared CINDY R. INNOCENT

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: STATUTORY BARGAIN AND SALE DEED

Document Date: JAN 27, 2011 Number of Pages: 02

Signer(s) Other Than Named Above: NONE

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here