

2011-003777

Klamath County, Oregon



00099200201100037770020024

03/21/2011 09:23:50 AM

Fee: \$42.00

After recording return to:

Heather J. Hepburn  
Schwabe, Williamson & Wyatt, P.C.  
360 SW Bond, Suite 400  
Bend, OR 97702

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

No change.

### BARGAIN AND SALE DEED

James R. O’Ryan, an individual, Grantor, conveys to James Reed O’Ryan and Irene O’Ryan as Co-Trustees of the O’Ryan Living Trust dated July 9, 1992, Grantee, the following described real property:

THE NE1/4SW1/4 OF SECTION 11, TOWNSHIP 23 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

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.

The true consideration for this conveyance is for estate planning purposes.

*[Signature page to follow]*

Dated: 9 <sup>MAR 2012</sup> January, 2011.

Grantor:

James R. O'Ryan  
James R. O'Ryan

State of CALIFORNIA )  
County of SANTA CLARA ) ss.

This instrument was acknowledged before me on MAR 09, 2011 by James R. O'Ryan.

Avtar S. Nat

Notary Public for CALIFORNIA  
Commission No.: 1917983  
My Commission Expires: 01-16-2015

