

2011-004112

Klamath County, Oregon

AFTER RECORDING, RETURN TO:

William M. Ganong
Attorney at Law
514 Walnut Avenue
Klamath Falls OR 97601



00099614201100041120020023

03/29/2011 11:08:52 AM

Fee: \$42.00

SEND TAX STATEMENTS TO:

Susan D. Tyrholm
2101 Poplar Drive, Unit 55
Medford OR 97504

BARGAIN AND SALE DEED

Susan D. Tyrholm, Claiming Successor of the Small Testate Estate of Gordon Virgil Kuist, Klamath County Circuit Court Case No. 1003199 CV, Grantor, conveys unto Susan D. Tyrholm, Karla J. Cassels, and Robert L. Kuist, as tenants in common, Grantees, all that real property situated in Klamath County, Oregon, described as follows:

Lot 58, SKYLINE VIEW, Klamath County, Oregon.

More commonly referred to as: 7629 Cannon Avenue
Klamath Falls OR 97603

Klamath County Assessor's Parcel No.
R-3910-006CB-01900-000

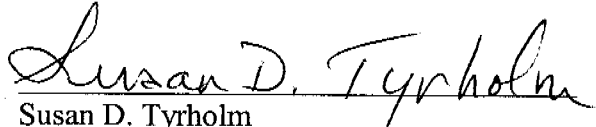
Tax Account No. R589526

The true and actual consideration for this conveyance is inheritance.

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.

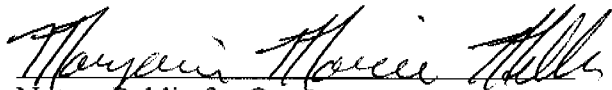
DATED: December 31, 2010.


Susan D. Tyrholm
Claiming Successor of the Small Testate
Estate of Gordon Virgil Kuist

STATE OF OREGON, County of Jackson) ss.

Signed and sworn to before me on the 31 day of December, 2010, by Susan D.
Tyrholm, who acknowledged the above instrument to be her voluntary act and deed as Claiming
Successor of the Small Testate Estate of Gordon Virgil Kuist.




Notary Public for Oregon
My commission expires: 12.1.13