

2011-004889

Klamath County, Oregon



00100529201100048890020026

04/18/2011 10:12:42 AM

Fee: \$42.00

AFTER RECORDING, RETURN TO:

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

SEND TAX STATEMENTS TO:

Kelly G. Smith-French
3858 Wilma Court NE
Salem OR 97305

BARGAIN AND SALE DEED

Trina R. Steerman and Kelly G. Smith-French, Claiming Successors of the Small Testate Estate of Eugene Donald French, Klamath County Circuit Court Case No. 1004409 CV, Grantor, convey unto Trina R. Steerman and Kelly G. Smith-French, as tenants in common, Grantees, all that real property situated in Klamath County, Oregon, described as follows:

Parcel 3 of Land Partition 4-98 situated in the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 7, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Klamath County Assessor's Parcel No. R-3909-00700-02202-000 and Property ID No. R883834

More commonly referred to as: 3800 Butte Street
Klamath Falls OR 97601

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.

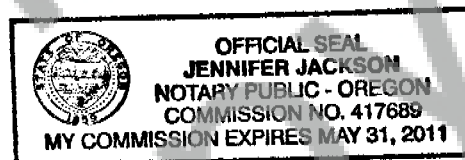
Kelly G Smith-French 4/1/11
Kelly G. Smith-French Date
Claiming Successor of the Small Testate
Estate of Eugene Donald French

Trina R Steerman 4/1/11
Trina R. Steerman Date
Claiming Successor of the Small Testate
Estate of Eugene Donald French

STATE OF OREGON, County of Multnomah) ss.

Signed and sworn to before me on the 1st day of April, 2011, by Trina R. Steerman, who acknowledged the above instrument to be her voluntary act and deed as Claiming Successor of the Small Testate Estate of Eugene Donald French.

Jennifer Jackson
Notary Public for Oregon
My commission expires: May 31, 2011



STATE OF OREGON, County of Marion) ss.

Signed and sworn to before me on the 1st day of April, 2011, by Kelly G. Smith-French, who acknowledged the above instrument to be his voluntary act and deed as Claiming Successor of the Small Testate Estate of Eugene Donald French.

Rick L Muranaka
Notary Public for Oregon
My commission expires: JUNE 25th 2011

