

2011-011795

Klamath County, Oregon

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.
620 Main Street
Klamath Falls OR 97601



00109001201100117950010017

10/21/2011 11:36:36 AM

Fee: \$37.00

GRANTOR'S NAME AND ADDRESS:

Dorothy Lee Walker, Successor Trustee of the
Vivian Wells 1990 Family Trust, dtd 11/27/1990

GRANTEE'S NAME AND ADDRESS:

Dorothy Lee Walker
6324 Shasta Way
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

Dorothy Lee Walker
6324 Shasta Way
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

Dorothy Lee Walker, Successor Trustee of the Vivian Wells 1990 Family Trust, hereinafter referred to as grantor, conveys to Dorothy Lee Walker, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lot 16, Block 2, FIRST ADDITION TO WINEMA GARDENS, according to the official plat thereof on file with the Clerk of Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this ^{19th} day of October, 2011; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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 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.

Dorothy Lee Walker, Successor Trustee of the
Vivian Wells 1990 Family Trust

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this ^{19th} day of October, 2011, by Dorothy Lee Walker, Successor Trustee of the Vivian Wells 1990 Family Trust.

NOTARY PUBLIC FOR OREGON

My Commission expires:

