2011-014106 Klamath County, Oregon



12/23/2011 09:35:57 AM

Fee: \$37.00

All tax statements shall be sent to:

Steven R. Hess, Trustee 2643 Country Park Lane Medford, OR 97504

After recording return to:

Timothy E. Brophy Brophy, Schmor, Brophy, Paradis, Maddox & Weaver, LLP 201 W. Main Street, Suite 5 Medford, OR 97501

STATUTORY BARGAIN AND SALE DEED

Steve R. Hess, Grantor, conveys to Steve R. Hess, Trustee of the Steve R. Hess Living Trust U/A November 11, 2011, Grantee, the real property situated in the County of Klamath, State of Oregon, described as:

Lot 5 in Block 1 of FOX HOLLOW, according to the official plat thereof on file in the records of Klamath County, Oregon.

SUBJECT TO: Declaration of Conditions and Restrictions dated October 15, 1963, recorded December 17, 1964 in volume 358, page 262, Deed Records of 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 195.301 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.

There is no monetary consideration for this transfer. It is made for estate planning purposes.

Steve R. Hess, Grantor

STATE OF OREGON

) ss

County of Jackson

Personally appeared before me this 16 day of December 2011, the above named Steve R. Hess and acknowledged the foregoing instrument to be his voluntary act and deed.

OFFICIAL SEAL

KAREN MARIE SMITHERMAN

NOTARY PUBLIC-OREGON

COMMISSION NO. 453245

MY COMMISSION EXPIRES OCTOBER 29, 2014

DATED; December /6, 2011.

Notary Public for Oregon

My commission expires: 10/29/14