

2012-000697

Klamath County, Oregon



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01/26/2012 02:47:43 PM

Fee: \$37.00

Grantor's name and address
And address for tax statements:
Richard F. Baskin
2914 Bisbee Street
Klamath Falls, Oregon 97603

Returned @ County

After recording return to:
Richard Fairclo
409 Pine Street, Suite 209
Klamath Falls, OR 97601

BARGAIN & SALE DEED

I, Richard F. Baskin, Grantor, conveys to Richard Freeman Baskin, Trustee of the Denise Diane Mathis Family Trust dated January 24, 2012, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

The North half of Lot 14, Block 3, ALTAMONT ACRES, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM the Easterly 5 feet thereof, acquired by Klamath County in Deed Volume 348 at page 589, Records of Klamath County, Oregon.

SUBJECT TO reservations and restrictions of record, easements and rights of way of record and those apparent on the land, contracts and/or liens for irrigation and/or drainage. The true and actual consideration for this conveyance is \$1.00 and other valuable consideration.

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, OF CHAPTER 424, OREGON LAWS 2007. 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, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 24th day of January, 2012.

X Richard F. Baskin
Richard F. Baskin

STATE OF OREGON]
] ss.
County of Klamath]

The foregoing instrument was acknowledged before me this 24th day of January, 2012 by Richard F. Baskin.

Micaiah Caldwell
Notary Public for Oregon
My Commission expires: 3-20-2012

