

2012-001551

Klamath County, Oregon



02/10/2012 03:16:43 PM

Fee: \$37.00

After recording return to:

Grantor

Bessie P. Smith and Sherri L. Arias

3436 Chelsea Street

Klamath Falls, OR 97601

Grantee

Bessie P. Smith

3436 Chelsea Street

Klamath Falls, OR 97601

All tax statements shall be sent to the following address:

Bessie P. Smith

3436 Chelsea Street

Klamath Falls, OR 97601

**STATUTORY
BARGAIN AND SALE DEED**

Bessie P. Smith and Sherri L. Arias, not as tenants in common but with rights of survivorship, Grantor, conveys to Bessie P. Smith, Grantee, the following described real property situated in Klamath County, Oregon, to-wit:

The North half (being the half nearest Hilyard Street) of Lot Eighteen (18) in Block Five (5) of Altamont Acres, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM 5 feet lying within Bisbee Street.

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.

The true consideration for this conveyance is \$0. (Here comply with the requirements of ORS 93.030)

Dated this February 10, 2012.

Bessie P. Smith
Bessie P. Smith

Sherri L. Arias
Sherri L. Arias

STATE OF OREGON }
County of Klamath ss

This instrument was acknowledged before me on February 10, 2012
by Bessie P. Smith and Sherri L. Arias

This instrument was acknowledged before me on _____
by _____
as _____
of _____

Lisa Weatherby
Notary Public for Oregon
My commission expires [11/20/2015]

