

WTC 1396-10775

2012-001650

Klamath County, Oregon



00113990201200016500010010

02/14/2012 11:33:51 AM

Fee: \$37.00

After recording return to:

Grantor

Ernest E. Rose and Catherine A. Rose

167 SW Briggs Drive

Myrtle Creek, OR 97157

Grantee

Ernest E. Rose and Catherine A. Rose

167 SW Briggs Drive

Myrtle Creek, OR 97157

Until a change is requested all tax statements shall be sent to the following address:

Ernest E. Rose and Catherine A. Rose

167 SW Briggs Drive

Myrtle Creek, OR 97157

**STATUTORY
BARGAIN AND SALE DEED**

Ernest E. Rose and Catherine A. Rose, as tenants in common, Grantor, conveys to Ernest E. Rose and Catherine A. Rose, husband and wife, Grantee, the following described real property situated in Klamath County, Oregon, to-wit:

Lot 5, Block 301, DARROW ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk 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 195.300, 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 14, 2012.

AMERITITLE, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

Ernest E. Rose

Catherine A. Rose

STATE OF OREGON }

County of Klamath

ss

This instrument was acknowledged before me on

by Ernest E. Rose & Catherine A. Rose

This instrument was acknowledged before me on

by

as

of



My commission expires

Notary Public for Oregon
11-18-15

ORSTBSD

37AmJ