

2012-002072

Klamath County, Oregon



00114509201200020720030032

02/28/2012 08:16:35 AM

Fee: \$47.00

RECORDING COVER SHEET

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

AFTER RECORDING RETURN TO:

Thomas E. Wurtz, P.C.
175 West B Street, Bldg. B
Springfield, OR 97477

1) TITLE OF THE TRANSACTION (ORS 205.234(a): Bargain & Sale Deed

2) DIRECT PARTY/GRANTORS ORS 205.125(1)(b) and 205.160

John L. Crahan	Steven J. Duke	Dan Wolf
2308 Don Street	321 S.E. 18 th Street	426 S.E. Sweetbriar Lane
Springfield, OR 97477	Troutdale, OR 97060	Troutdale, OR 97060

Diane Reints	Dale Wolf
13939 E. Burnside	944 N.E. 155 th Street
Portland, OR 97233	Portland, OR 97230

3) INDIRECT PARTY/GRANTEE ORS 205.125(1)(a) and 205.160

Benjamin P. Wolf
944 N.E. 155th Street
Portland, OR 97230

4) TRUE AND ACTUAL CONSIDERATION: \$NONE.

5) SEND TAX STATEMENTS TO: Benjamin P. Wolf
944 N.E. 155th Street
Portland, OR 97230

6) SATISFACTION of ORDER or WARRANT ors 205.125(1)(e): N/A

7) The amount of the monetary obligation imposed by the order or warrant: N/A

8) If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244: N/A.

Grantor:

John L. Crahan, et al.
2308 Don Street
Springfield, OR 97477

Grantee:

Benjamin P. Wolf
944 N.E. 155th Street
Portland, OR 97230

After Recording Return To:

Thomas E. Wurtz, P.C.
175 West B Street, Bldg. B
Springfield, OR 97477

Send Tax Statements To:

Benjamin P. Wolf
944 N.E. 155th Street
Portland, OR 97230

BARGAIN & SALE DEED

KNOW ALL BY THESE PRESENTS, that JOHN L. CRAHAN, STEVEN J. DUKE, DAN WOLF, DIANE REINTS and DALE WOLF, hereinafter called grantors, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto BENJAMIN P. WOLF, hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of Grantors' interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Klamath Forest Estates 1st Addition, Block 32, Lot 18, Klamath County, Oregon.

Subject to easements, reservations and restrictions of record.

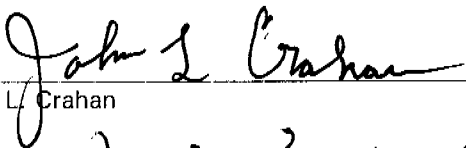
To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$None. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

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 _____ day of _____, 2012; 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 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.



John L. Crahan



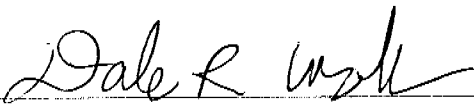
Steven J. Duke



Dan Wolf



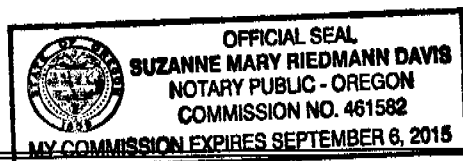
Diane Reints

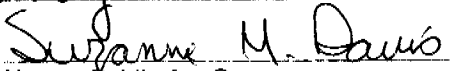


Dale Wolf

STATE OF OREGON)
) ss.
County of Lane)

This instrument was acknowledged before me on January 13, 2012, by JOHN L. CRAHAN.





Notary Public for Oregon
My Commission expires: 9-6-2015

STATE OF OREGON)
) ss.
County of Multnomah)

This instrument was acknowledged before me on February 16th, 2012, by STEVEN J. DUKE.



[Signature]
Notary Public for Oregon
My Commission expires: 9-15-15

STATE OF OREGON)
) ss.
County of Multnomah)

This instrument was acknowledged before me on Feb. 3rd., 2012, by DAN WO LF.



[Signature]
Notary Public for Oregon
My Commission expires: 10/17/2015

STATE OF OREGON)
) ss.
County of Multnomah)

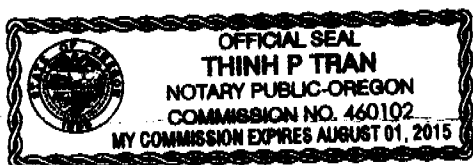
This instrument was acknowledged before me on February 9, 2012, by DIANE REINTS.



Kristi R. Voth
Notary Public for Oregon
My Commission expires: JUNE 20, 2012

STATE OF OREGON)
) ss.
County of Multnomah)

This instrument was acknowledged before me on January 23, 2012, by DALE WO LF.



[Signature]
Notary Public for Oregon
My Commission expires: August 1, 2015