

1st 1845923-AF

2012-002402

Klamath County, Oregon



00114903201200024020020026



After recording return to Grantee and until a change is requested all tax statements shall be sent to the Grantee at the following address:
William E Walthers and Denise A Walthers

652 Saxony Blvd
St. Petersburg,
Florida 33716

Grantor Address:

Michael J Hagen Jr and Renee P Hagen
404 Main Street, Ste 1
Klamath Falls, OR 97601

File No.: 7021-1845923 (ALF)

Date: 03/05/2012

THIS SPACE RE

03/06/2012 02:58:40 PM

Fee: \$42.00

STATUTORY BARGAIN AND SALE DEED

Michael J Hagen Jr and Renee P Hagen, Grantor, conveys to **William E Walthers and Denise A Walthers, husband and wife**, Grantee, the following described real property:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lot 14 in Block 49 of Buena Vista Addition to the City of Klamath, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true consideration for this conveyance is **\$to convey title only**. (Here comply with requirements of ORS 93.030)

APN: R442113

Bargain and Sale Deed
- continued

File No.: 7021-1845923 (ALF)
Date: 03/05/2012

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 5th day of March, 2012.

Michael J Hagen Jr
Michael J Hagen Jr

Renee P. Hagen
Renee P Hagen

STATE OF Oregon)
County of Josephine)ss.

This instrument was acknowledged before me on this 5th day of March, 2012
by Michael J. Hagen, Jr & Renee P. Hagen.

Jennie L Thomas



Notary Public for Oregon
My commission expires: 7/28/12