

2012-002699

Klamath County, Oregon



00115264201200026990020027

03/13/2012 09:51:05 AM

Fee: \$42.00

After recording return to:

Charlie Volpe
Berliner Cohen
10 Almaden Blvd, Eleventh Floor
San Jose, CA 95113

Send tax statements to:

William C. Paine
7360 O'Brynes Ferry Rd.
Copperopolis, CA 95228

Grantees:

William C. Paine
7360 O'Brynes Ferry Rd.
Copperopolis, CA 95228

Hillary Sherwood Paine
746 Central Ave.
San Francisco, CA 94118

Tax account no. R347958

BARGAIN AND SALE DEED

William C. Paine, as Grantor, conveys to William C. Paine and Hillary Sherwood Paine, Grantees, not as tenants in common, but with rights of survivorship, all of Grantor's right, title and interest in the real property located in Klamath County, Oregon and described as follows:

Block 9, Lot 18, of the 2nd Addition to Nimrod River Park.

The true and actual consideration for this conveyance is \$0.

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.

DATED this 13 day of Feb, 2012.

William C. Paine
William C. Paine

STATE OF CALIFORNIA

COUNTY OF

SANTA CLARA

} ss.

On FEB. 13th, 2012, before me, MAULIK ANIL PANDIT, Notary Public, personally appeared William C. Paine, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Maulik Anil Pandit (Seal)
(Signature)

