

2012-004306

Klamath County, Oregon

AFTER RECORDING, RETURN TO:  
William M. Ganong  
Attorney at Law  
514 Walnut Avenue  
Klamath Falls OR 97601



00117171201200043060020025

04/25/2012 01:01:59 PM

Fee: \$42.00

MAIL TAX STATEMENTS TO:  
No Change

PARTIES TO DOCUMENT:  
Robert D. Payne, deceased  
Holly Payne Drew, 11135 Sisken Lane, Klamath Falls OR 97601  
Donald E. Payne, 9818 South Bank Road, Roseburg OR 97470

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BARGAIN AND SALE DEED

Robert D. Payne, Grantor, hereby conveys unto Robert D. Payne, Holly Payne Drew, and Donald E. Payne, Co-Trustees of the Virginia J. Payne Testamentary Trust, Grantees, all of his interest in and to the real property in Klamath County, Oregon described as follows:

Parcel No. 1:

Lot 1, Block 32 HOT SPRINGS ADDITION to the City of Klamath Falls, Klamath County, Oregon. Klamath County Tax Assessor's Account No. R3809-29AD-100

More commonly known as 1244 N Eldorado Avenue, Klamath Falls, Oregon 97601

Parcel No. 2:

Lots 7 and 8, Block 32 of HOT SPRINGS ADDITION to the City of Klamath Falls, Klamath County, Oregon. Klamath County Tax Assessor's Account No. R-3809-29AD-1000

Lot 9, Block 32 of HOT SPRINGS ADDITION to the City of Klamath Falls, Klamath County, Oregon. Klamath County Tax Assessor's Account No. R-3809-29AD-1100

Subject to any easements, liens, encumbrances, all outstanding conveyances, and restrictions of record.

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. 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.

The true and actual consideration for this conveyance is estate planning.

DATED: March 24, 2009.

Robert D. Payne  
Robert D. Payne

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on the 24 day of March, 2009 by Robert D. Payne.

Wendy Young  
Notary Public for Oregon  
My commission expires: 8.31.2011

