

2012-004717

Klamath County, Oregon



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05/04/2012 12:15:26 PM

Fee: \$37.00

Grantor's name and address:

Dusti Luisa Banazzio, affiant.

5713 26th Avenue NW

Seattle Washington 98107

Send Tax Statements to:

Dusti Luisa Banazzio, affiant.

Same.

After recording return to:

Richard Fairclo

409 Pine Street, Suite 209

Klamath Falls, OR 97601

BARGAIN AND SALE DEED

Dusti Luisa Banazzio, Affiant of Claiming Successor of Small Estate, Klamath County Court Case No. 1104219CV, Grantor, conveys to Dusti Luisa Banazzio, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Located in Klamath County, Oregon, described as Lots 2, 3, 14 and the north half of Lot 13 in Block 3, as shown on map entitled "Plat of Riverview Second Addition" recorded January 12, 1995, Book M95, page 905, file/reel number 93555. Tax Lot #R-3909-005CA-00500-000. ID#R532828.

Together with MFD Structure Serial #S2104, X#80208, Home ID 164347 on Real Account R-3909-005CA-00500-0000, 1969 Fleetwood 12x48

SUBJECT TO reservations and restrictions of record, easements and rights of way of record and those apparent on the land, contracts and/or liens for irrigation and/or drainage. The true and actual consideration for this conveyance is \$1.00 and other valuable consideration.

Statutory Provision:

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, OF 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, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 11 day of April, 2012.

Dusti Luisa Banazzio
Dusti Luisa Banazzio

STATE OF WASHINGTON]

] ss.

County of KING]

The foregoing instrument was acknowledged before me this April, 2012 by Dusti Luisa Banazzio.

Sharon Cowhine
Notary Public for Washington

My Commission expires: 8/26/14

