

2012-005628

Klamath County, Oregon



05/23/2012 02:22:03 PM

Fee: \$37.00

Grantor:
Jeremy Rodgers and Nicole Rodgers
10467 McGuire Avenue
Klamath falls, OR 97603

Grantee:
Nicole Rodgers
10467 McGuire Avenue
Klamath falls, OR 97603

Until a change is requested all tax statements shall be sent
to the following address:

Nicole Rodgers
10467 McGuire Avenue
Klamath falls, OR 97603

**STATUTORY
BARGAIN AND SALE DEED**

Jeremy P. Rodgers and Nicole A. Rodgers, Grantor, conveys to Nicole A. Rodgers, Grantee, the following described real property situated in Klamath County, Oregon, to-wit:

Unit 10467 (McGuire Avenue) Tract 1336 - FALCON HEIGHTS CONDOMINIUMS PHASE I, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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.

The true consideration for this conveyance is \$0. (Here comply with the requirements of ORS 93.030)

Dated this May 23, 2012

Jeremy P. Rodgers

Nicole A. Rodgers

STATE OF OREGON }
County of Klamath ss

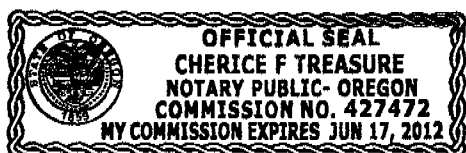
This instrument was acknowledged before me on May 23, 2012
by Jeremy P. Rodgers and Nicole A. Rodgers

This instrument was acknowledged before me on _____
by _____
as _____
of _____

Cherice F. Treasure

Notary Public for Oregon

My commission expires 6/17/2012



ORSTBSD