

WTC 93365

2012-005667

Klamath County, Oregon



00118748201200056670020021

05/24/2012 03:00:10 PM

Fee: \$42.00

Western Title & Escrow
Order Number: 57612

Grantor Ben Menold Paula Menold 2585 Clubhouse Drive West Rocklin, CA 95765
Grantee Ben J. Menold Paula Menold 2585 Clubhouse Drive West Rocklin, CA 95765
Until a change is requested, all tax statements shall be sent to the following address: Ben J. Menold Paula Menold 2585 Clubhouse Drive West Rocklin, CA 95765

Reserved for Recorder's Use

STATUTORY BARGAIN AND SALE DEED

Ben Menold and Paula Menold, Grantor,

conveys to

Ben J. Menold and Paula Menold, as tenants by the entirety, Grantee, the following described real property:

See Exhibit "A" attached hereto and made a part hereof

Account No(s):

Map/Tax Lot No(s):

The true consideration for this conveyance is \$0.00. (Here comply with requirements of ORS 93.030.)

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.

Executed this 21st day of May, 2012

B. Menold
Ben J. Menold

Paula Menold
Paula Menold

State of California, County of Placer) ss.

This instrument was acknowledged before me on this 21st day of May, 2012 by Ben J. Menold and Paula Menold

Darlene Marie Chiapuzio Wong
Notary Public for Placer County California
My commission expires: April 14, 2013



429m

Exhibit "A"

Lot 5, TRACT 1388 - SIXTH ADDITION TO NORTH HILLS - PHASE 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.