

BL

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED WITHOUT PERMISSION

2012-007974

Klamath County, Oregon



00121514201200079740060062

07/23/2012 09:03:07 AM

Fee: \$62.00

book/fee/volume

SPACE RESERVED
FOR
RECORDERS USEand/or as fee/file/instrument/microfilm/reception
No. _____, Records of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy.

Earl Kilpatrick

336 S. Rogers St

Kalamath Falls, Or 97601

Grantor's Name and Address

Same

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Same

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Same

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Robert J. Kilpatrick, Cynthia E. Smith, Earla L. Kasinger
Kathy J. Conrad, Kayla S Martinez, as tenants in common

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Earl L. Kilpatrick, Robert J. Kilpatrick, Cynthia E. Smith, Earla L. Kasinger, *
hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

*Kathy J Conrad, Kayla S Kilpatrick Rooney, as Joint tenants with rights of survivorship

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ None. ^① How many times~~actual consideration consists of or includes other property or value given or promised which is part of the whole and which consideration.~~ (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on 7.11.12
grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

STATE OF OREGON, County of Sant. Clara

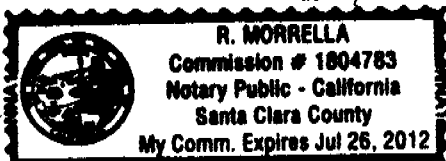
This instrument was acknowledged before me on 7.11.12
by Robert J. Kilpatrick

This instrument was acknowledged before me on 7.11.12

by R. Morrella

as Notary

of Calif.



Notary Public for Oregon

My commission expires 7.26.12

California All-Purpose Acknowledgment

State of California

S.S.

County of SANTA CLARA

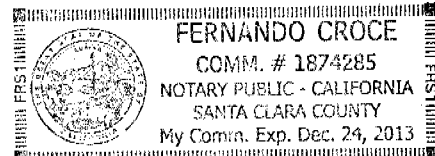
On JUN 16, 2012 before me, FERNANDO CROCE, NOTARY PUBLIC

personally appeared EARLA L. WASSER

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.



OPTIONAL INFORMATION

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of BRIGAN M.D.

same doc
containing 1 pages, and dated 7/16/12

The signer(s) capacity or authority is/are as:

- ☒ Individual(s)
☐ Attorney-in-fact
☐ Corporate Officer(s) _____

- ☐ Guardian/Conservator
☐ Partner - Limited/General
☐ Trustee(s)
☐ Other: _____

representing: _____

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

- ☒ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

- ☐ Additional Signer ☐ Signer(s) Thumbprints(s)

California All-Purpose Acknowledgment

State of California

S.S.

County of SANTA CLARA

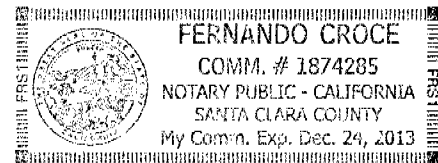
On JUL 16, 2012 before me, FERNANDO CROCE, NOTARY PUBLIC

personally appeared MAYLA S. KILPATRICK DOONEY

who proved to me on the basis of satisfactory evidence to be the person(s) whose (name(s)) (s) 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.



OPTIONAL INFORMATION

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of BORGAN AND

SALE DEED

containing 1 pages, and dated 7/16/12

The signer(s) capacity or authority is/are as:

- ☒ Individual(s)
☐ Attorney-in-fact
☐ Corporate Officer(s)

- ☐ Guardian/Conservator
☐ Partner - Limited/General
☐ Trustee(s)
☐ Other:

representing: _____

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

- ☒ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

- ☐ Additional Signer ☐ Signer(s) Thumbprints(s)

RECEIVED
JUL 24 2012
NOTARY PUBLIC
SANTA CLARA COUNTY
FERNANDO CROCE

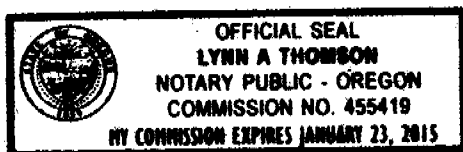
INDIVIDUAL ACKNOWLEDGMENT

State/Commonwealth of Oregon } ss.
County of Klamath }

On this the 21st day of July, 2012, before
me, Lynn Thomson, the undersigned Notary
Name of Notary Public
Public, personally appeared Kathy Conrad,
Name(s) of Signer(s)

☐ personally known to me - OR -

☒ 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 for the purposes therein
stated.

WITNESS my hand and official seal.

[Signature]
Signature of Notary Public
Chase Bank
Other Required Information (Printed Name of Notary, Residence, etc.)

Place Notary Seal and/or Any Stamp Above

OPTIONAL

Although the information in this section is not required by law, it may prove valuable to
persons relying on the document and could prevent fraudulent removal and reattachment
of this form to another document.

Description of Attached Document

Title or Type of Document: Bargain and sale deed

Document Date: 7/21/12 Number of Pages: 1

Signer(s) Other Than Named Above: _____

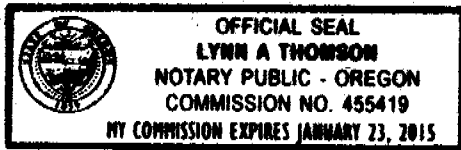
Right Thumbprint
of Signer

Top of thumb here

INDIVIDUAL ACKNOWLEDGMENT

State/Commonwealth of Oregon }
County of Klamath } ss.

On this the 21st day of July, 2012, before
me, Lynn Thomson, the undersigned Notary
Public, personally appeared Cynthia Smith,
Name(s) of Signer(s)



I personally known to me - OR -

☒ 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 for the purposes therein
stated.

WITNESS my hand and official seal.

[Signature]
Signature of Notary Public
Chase Bank
Other Required Information (Printed Name of Notary, Residence, etc.)

Place Notary Seal and/or Any Stamp Above

OPTIONAL

Although the information in this section is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

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Document Date: 7/21/12 Number of Pages: 1

Signer(s) Other Than Named Above: _____

Right Thumbprint
of Signer

Top of thumb here

Exhibit "A"

That portion of Government Lot 2 (SW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point 540 feet South of the Southeast corner of Lot 4, Block 8, LAKESIDE ADDITION TO THE CITY OF KLAMATH FALLS, OREGON and running thence southerly along the Westerly line of Rogers Street 120 feet; thence Westerly at right angles to said street 100 feet; thence Northerly parallel to said street 120 feet; thence Easterly 100 feet to the point of beginning being all of what was know as Lots 14 and 15, Block 8 LAKESIDE ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, now vacated.

EXCEPTING THEREFROM that portion of Government Lot 2 (SW $\frac{1}{4}$ SW $\frac{1}{4}$) of section 32, Township 38, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, also described as follows

Beginning at a point 616 feet South of the Southeast corner of Lot 4, Block 8, LAKESIDE ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, and running thence Southerly along the Westerly line of Rogers Street 104 Feet; thence Westerly at right angles to said Street 100 feet; thence Northerly parallel to said street 104 feet; thence Easterly 100 feet to the point of beginning being all of what was known as the Southerly 44 feet of Lot 15 and all of Lot 16, Block 8, LAKESIDE ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, now vacated.

CODE 1 MAP 3809-32CC TL 3500
CODE 1 MAP 3809-32CC TL 3600

AND that portion of Government Lot 2 (SW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, also described as follows:

Beginning at a point 616 feet South of the Southeast corner of Lot 4, Block 8, LAKESIDE ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, and running thence Southerly along the Westerly line of Rogers Street 104 feet; thence Westerly at right angles to said Street 100 feet; thence Northerly parallel to said 104 feet; thence Easterly 100 feet to the point of beginning being all of what was known as the Southerly 44 feet of Lot 15 and all of Lot 16, Block 8, Lakeside Addition to the City of Klamath Falls, Oregon, now vacated.

CODE 1 MAP 3809-32CC TL 3700
CODE 1 MAP 3809-32CC TL 3800

Property address: 336 South Rogers Street, Klamath Falls, Oregon 97601