

2012-008806

Klamath County, Oregon



00122526201200088060030039

08/10/2012 08:37:53 AM

Fee: \$47.00

After Recording Return to:
TITLE SOURCE
Attn: RECORDING TEAM
1450 W. LONG LAKE RD., SUITE 400
TROY, MN 56098
File No. 56677529

Tax ID No.:
3909-011BD -04300-000

56677529-1381190

BARGAIN & SALE DEED

STATE OF OREGON
COUNTY OF KLAMATH

Record 15

THIS INDENTURE made and entered into on this 27 day of July 2012, by and between JEFFERY R. SORENSON AND JULIA J. SORENSON, F/K/A JULIA J. LUTHER, WITH RIGHTS OF SURVIVORSHIP, 4720 DENVER AVENUE, KLAMATH FALLS, OR 97603 hereinafter referred to as Grantor(s) and JEFFERY R. SORENSON AND JULIA J. SORENSON, HUSBAND AND WIFE, NOT AS TENANTS IN COMMON, BUT WITH THE RIGHT OF SURVIVORSHIP, 4720 DENVER AVENUE, KLAMATH FALLS, OR 97603, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim, grant, sell, and convey to the said Grantee following described real estate located in KLAMATH County, OREGON:

SEE ATTACHED EXHIBIT "A"

Also known as: 4720 DENVER AVENUE, KLAMATH FALLS, OR 97603
Property Tax ID No.: 3909-011BD -04300-000
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: INSTRUMENT NUMBER M06-04493, Recorded: 03/13/2006

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in FEE SIMPLE.

And that said conveyance does not render the grantor insolvent nor is it for the purpose of defrauding any of grantor's creditors.

When Recorded Return To:
Indecomm Global Services
2925 Country Drive
St. Paul, MN 55117
77877285-01

Mail Tax Statements to:
Jeffery and Julia Sorenson
4720 Denver Avenue
Klamath Falls, OR 97603

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 AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$ 0.00. See ORS 93.030.

Assessor's parcel No. 3909-011BD -04300-000

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the day and year first above written.

Jeffery R. Sorenson
JEFFERY R. SORENSON

Julia J. Sorenson F/K/A
Julia J. Luther
JULIA J. SORENSON, F/K/A
JULIA J. LUTHER

STATE OF Oregon
COUNTY OF Klamath

This instrument was acknowledged before me on

July 27 2012
By JEFFERY R SORENSON & JULIA J. SORENSON, F/K/A
JULIA J. LUTHER

Rhonda J. Young
NOTARY PUBLIC FOR Oregon
MY COMMISSION EXPIRES 2-6-15

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on

By _____

NOTARY PUBLIC FOR _____
MY COMMISSION EXPIRES _____

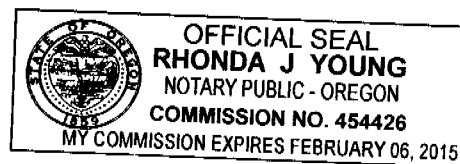


EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF KLAMATH, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:

LOT 1, BLOCK 2, CASCADE PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

PARCEL ID: 3909-011BD 04300-000

PROPERTY COMMONLY KNOWN AS: 4720 DENVER AVENUE, KLAMATH FALLS, OR 97603



U02864062

1371 8/2/2012 77877285/1