

2012-009382

Klamath County, Oregon



00123257201200093820020026

08/27/2012 09:28:13 AM

Fee: \$42.00

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

Erik C. Larsen
Hornecker, Cowling, et al
717 Murphy Road
Medford, OR 97504

**UNTIL A CHANGE IS REQUESTED:
SEND ALL TAX STATEMENTS TO:**

Don M. Sawyer
P. O. Box 7679
Klamath Falls, OR 97602

GRANTOR:

Don M. Sawyer
P. O. Box 7679
Klamath Falls, OR 97602

GRANTEE:

Don M. Sawyer
Trustee of the Don M. Sawyer Living Trust
3806 Mazama Drive
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

FOR VALUE RECEIVED, Don M. Sawyer, as Grantor, does hereby grant, bargain, sell and convey unto, Don M. Sawyer, Trustee of the Don M. Sawyer Living Trust dated July 9, 2012, as Grantee, all that certain real property located in Klamath County, Oregon, and more particularly described as follows:

Lot 3, Block 3, MAZAMA GARDENS, in the County of Klamath,
State of Oregon.

CODE: 41 MAP 3909-10DD TL 2200

The consideration for this transfer is ZERO DOLLARS.

TOGETHER WITH all improvements, easements, hereditaments and appurtenances thereto, and subject to such rights, easements, covenants, restrictions and zoning regulations as appear of record or based upon the premises.

**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. 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.

IN WITNESS WHEREOF, Grantor has hereunto subscribed his name to this instrument effective the 9th day of July, 2012.

GRANTOR:

Don M. Sawyer
Don M. Sawyer

STATE OF OREGON)
) ss.
County of Jackson)

On this 9th day of July, 2012, before me, the undersigned Notary Public in and for said State, personally appeared Don M. Sawyer, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.



Julie A. Thomas
Notary Public for the State of Oregon
My Commission Expires: 12/8/2015