

2012-011293

Klamath County, Oregon



00125584201200112930030037

10/11/2012 09:46:44 AM

Fee: \$47.00

After Recording Return to:  
TITLE SOURCE  
Attn: RECORDING TEAM  
662 WOODWARD AVENUE  
DETROIT, MI 48226  
File No. 56890376

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

Tax ID No.:  
R-3808-015DC-00100-000 AND R891204

78053531-01

①

56890376-1485297

BARGAIN & SALE DEED

Record 1st

STATE OF OREGON  
COUNTY OF KLAMATH

THIS INDENTURE made and entered into on this 25 day of September, 2012, by and between DAVID R. POLLARD AND CAROL L. POLLARD, AS TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE POLLARD LIVING TRUST DATED JANUARY 27, 2010, 3765 PARULA ROAD, KLAMATH FALLS, OR 97601 hereinafter referred to as Grantor(s) and DAVID R. POLLARD AND CAROL L. POLLARD, HUSBAND AND WIFE, AS JOINT TENANTS, 3765 PARULA ROAD, KLAMATH FALLS, OR 97601, 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: 3765 PARULA ROAD, KLAMATH FALLS, OR 97601  
Property Tax ID No.: R-3808-015DC-00100-000 AND R891204  
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: DOCUMENT NUMBER 2010-002130, Recorded: 02/10/2010

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.

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. R-3808-015DC-00100-000 AND R891204

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

David R. Pollard, Trustee  
DAVID R. POLLARD, TRUSTEE

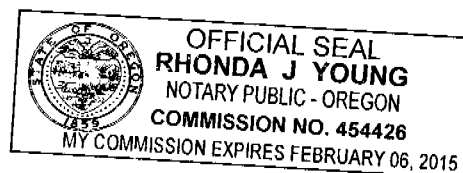
Carol L. Pollard, Trustee  
CAROL L. POLLARD, TRUSTEE

STATE OF Oregon  
COUNTY OF Klamath

This instrument was acknowledged before me on Sept 25 2012  
DAVID R. POLLARD, TRUSTEE by CAROL L. POLLARD, TRUSTEE.

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 \_\_\_\_\_, TRUSTEE.

NOTARY PUBLIC FOR \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

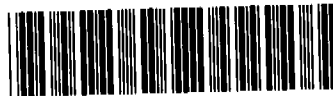
EXHIBIT A  
LEGAL DESCRIPTION

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

LOT 1159 OF RUNNING Y RESORT TRACT 1429, RUNNING Y RESORT, PHASE 13, RECORDED NOVEMBER 23, 2004 ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

PARCEL ID: R-3808-015DC-00100-000 AND R891204

PROPERTY COMMONLY KNOWN AS: 3765 PARULA ROAD, KLAMATH FALLS, OR 97601



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