

2012-012049

Klamath County, Oregon



00126482201200120490020026

10/30/2012 02:31:56 PM

Fee: \$42.00

After recording return to:

Melvin D. Ferguson
Attorney at Law
514 Walnut Avenue
Klamath Falls, Oregon 97601

Send tax statements to:

Karen Skiffington
1 Bluebird Lane
Sandys, Bermuda MA06

BARGAIN AND SALE DEED

Karen A. Skiffington, Grantor, conveys to Eva M. Ross, Grantee, the following described real property:

Lot 10, except the North 15 feet; the West 1/2 of Lot 11, except the North 15 feet, all in Block 15 of Buena Vista Addition to the City of Klamath Falls, Klamath County, Oregon,

commonly known as 621 West Oregon Avenue, Klamath Falls, Oregon

Map tax lot: R-3809-019DC-07700-000

There is no consideration for this conveyance. It is done for purposes of estate planning.

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

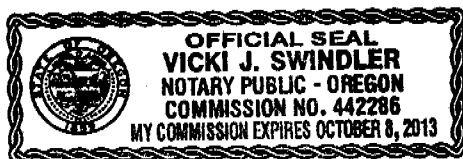
ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 25th day of October, 2012.

Karen A. Skiffington
Karen A. Skiffington

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above-named Karen A. Skiffington and acknowledged the foregoing instrument to be her voluntary act. Before me this 25 day of October, 2012.



Vicki Swindler
Notary Public for Oregon
My commission expires: 10-8-13