

2012-012344

Klamath County, Oregon



00126813201200123440020021

11/06/2012 02:44:16 PM

Fee: \$42.00

Grantor's name and address:

Jacqueline A. Bonner
1021 Newcastle Avenue
Klamath Falls, Oregon 97601

Send Tax Statements to:

Jacqueline A. Bonner
1021 Newcastle Avenue
Klamath Falls, Oregon 97601

After recording return to:

Richard Fairclo
409 Pine Street, Suite 209
Klamath Falls, OR 97601

Returned @ County

BARGAIN & SALE DEED

I, Jacqueline A. Bonner, Grantor, conveys to Jacqueline Ann Bonner, Trustee of the Jacqueline Ann Bonner Family Trust dated 10/31 2012, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Located in Klamath County, Oregon, as Described In Exhibit "A" attached hereto.

SUBJECT TO reservations and restrictions of record, easements and rights of way of record and those apparent on the land, contracts and/or liens for irrigation and/or drainage. The true and actual consideration for this conveyance is \$1.00 and other valuable consideration.

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, OF 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, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 31st day of October, 2012.

Jacqueline A. Bonner
Jacqueline A. Bonner

STATE OF OREGON]
] ss.
County of Klamath]

The foregoing instrument was acknowledged before me this 31st day of October, 2012, by Jacqueline A. Bonner.

Micaiah E. L. Caldwell

Notary Public for Oregon

My Commission expires: 3-20-2016

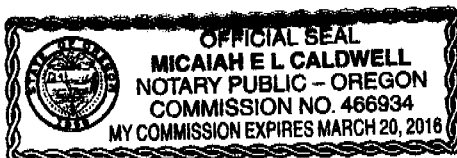


EXHIBIT "A"
LEGAL DESCRIPTION

Lots 2 and 3, Block 40, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

EXCEPT therefrom the Northwesterly rectangular one-half of Lot 2.

ALSO EXCEPTING THEREFROM a 20 foot trip off the extreme Southwest side conveyed for road purposes.