

2012-013036

Klamath County, Oregon



00127625201200130360030035

11/26/2012 02:58:44 PM

Fee: \$47.00

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

Stefanie L. Burke
Hornecker, Cowling, et al
717 Murphy Road
Medford, OR 97504

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

Kelly L. McCord
5613 Casa Way
Klamath Falls, OR 97603

GRANTOR:

Allen Wayne Tron
1769 Logan Street
Klamath Falls, OR 97603

GRANTEE:

Kelly L. McCord
5613 Casa Way
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

FOR VALUE RECEIVED, Allen W. Tron, as Grantor, does hereby grant, bargain, sell and convey unto, Kelly L. McCord, as Grantee, all that certain real property located in Klamath County, Oregon, and more particularly described as follows:

See Exhibit "A" attached hereto and by this reference incorporated herein and made a part hereof.

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, 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.

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

GRANTOR:

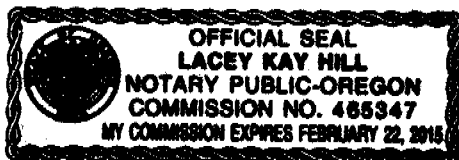
Allen W. Tron
ALLEN W. TRON

STATE OF OREGON)

) ss.

County of Klamath)

On this 9 day of November, 2012, before me appeared Allen W. Tron, identified to be the person whose name is subscribed to in this instrument, and acknowledge that he executed the same as his free and voluntary act and deed, for the uses and purposes therein stated.



Lacey Kay Hill
Notary Public for the State of Oregon

My Commission Expires: 2/22/15

EXHIBIT "A"

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE STATE OF OREGON, COUNTY OF
KLAMATH, WITH A STREET LOCATION ADDRESS OF 5613 CASA WAY; KLAMATH
FALLS, OR 97603-5115 CURRENTLY OWNED BY ALLEN W TRON AND KELLY
TRON HAVING A TAX IDENTIFICATION NUMBER OF 00R511583 AND FURTHER
DESCRIBED AS CASA MANANA BLOCK 1 LOT 7.

00R511583

5613 CASA WAY; KLAMATH FALLS, OR 97603-5115

000656310567 / 5940233
30963354/f

 TRON
10871392

OR

FIRST AMERICAN LENDERS ADVANTAGE
DEED OF TRUST

