

2012-014327

Klamath County, Oregon



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12/26/2012 03:28:14 PM

Fee: \$42.00

RETURN TO:

Brandsness, Brandsness &
Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601

MAIL TAX STATEMENTS:

Eric L. Mockridge, Trustee
Mockridge Family Trust
34106 McCartie Lane
Bonanza, OR 97623

GRANTOR:

Eric L. Mockridge and Barbara Ann Mockridge
34106 McCartie Lane
Bonanza, OR 97623

GRANTEE:

Eric L. Mockridge and Barbara Ann Mockridge,
Trustees of the Mockridge Family Trust
34106 McCartie Lane
Bonanza, OR 97623

-BARGAIN AND SALE DEED-

Eric L. Mockridge and Barbara Ann Mockridge, Grantor, conveys to Eric L. Mockridge and Barbara Ann Mockridge, Trustees of the Mockridge Family Trust Dated October 17, 2012, Grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

PARCEL 1:

Lot 2, EXCEPT the Easterly 809 feet thereof and all of Lots 3, 4 and 5, Riverside Tracts according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

Lot 1 and the Easterly 809 feet of Lot 2 in Riverside Tracts according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO the NE¼SE¼ of Section 11, Township 39 South Range 11 East of the Willamette Meridian.

The true and actual consideration for this transfer is an estate plan.

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 16 day of December 2012.

Eric L. Mockridge
Eric L. Mockridge

Barbara Ann Mockridge
Barbara Ann Mockridge

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 16 day of December 2012, the above-named Eric L. Mockridge and Barbara Ann Mockridge and acknowledged the foregoing instrument to be their voluntary act.



Karen A. Petersen
Notary Public for Oregon
My Commission expires: Oct 20, 2012

Unofficial Copy