

2013-000264

Klamath County, Oregon



00129621201300002640020020

01/08/2013 09:13:00 AM

Fee: \$42.00

AFTER RECORDING, RETURN TO:

William M. Ganong
Attorney at Law
514 Walnut Avenue
Klamath Falls OR 97601

SEND TAX STATEMENTS TO:

Carol A. Merrilees-Crane
199 Peach Street
Klamath Falls OR 97601

BARGAIN AND SALE DEED

James R. Merrilees, Successor Trustee of the Anna Kathryn Merrilees Trust, uad November 27, 2001, Grantor, conveys unto Carol A. Merrilees-Crane, Grantee, the Trust's interest in the real property, which is more particularly described as follows:

Lot 14, Block 4, ELDORADO ADDITION TO THE CITY OF
KLAMATH FALLS, in the County of Klamath, State of Oregon.

Klamath County Assessor's Account No. 3809-020DB-01800-000

Subject to an easement created by instrument, including the terms and provisions thereof dated June 2, 1978 and recorded June 20, 1978, in Book M-78 at Page 13069, in favor of Pacific Power & Light Company, a corporation, for a 5-foot wide underground electrical circuit along Northeasterly boundary of property.

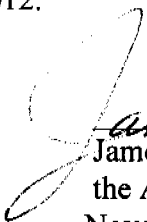
This deed is made for estate planning purposes and no consideration has been paid heretofore.

~~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

BARGAIN AND SALE DEED - 1

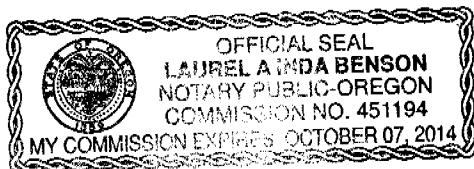
THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.


Dated this 27th day of December 2012.


James R. Merrilees, as Successor Trustee of
the Anna Kathryn Merrilees Trust, uad
November 27, 2001

Deschutes
STATE OF OREGON, County of ~~Klamath~~ ss.

This instrument was acknowledged before me on December 27, 2012 by James R. Merrilees in his capacity as Successor Trustee of the Anna Kathryn Merrilees Trust, uad November 27, 2001.




Notary Public for Oregon
My Commission Expires: 10-7-14