



After recording return to:  
James V Bellm  
6723 Waggoner Ct  
Klamath Falls, OR 97603

Until a change is requested all tax  
statements shall be sent to the  
following address:  
James V Bellm  
6723 Waggoner Ct  
Klamath Falls, OR 97603

File No.: 7021-2020914 (DM)  
Date: January 09, 2013

THIS SPACE RESERVED FOR RECORD

**2013-000348**

**Klamath County, Oregon**

01/09/2013 12:24:54 PM

Fee: \$42.00

### **STATUTORY BARGAIN AND SALE DEED**

**James V Bellm** , Grantor, conveys to **James V Bellm and Dianna M Bellm, as Husband and Wife**, Grantee, the following described real property:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**The East 1/2 of Lot 5 and all of Lot 6, Block 4, Tract 1185, COUNTRY GREEN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

The true consideration for this conveyance is **\$to convey title only**. (Here comply with requirements of ORS 93.030)

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.

APN:

Bargain and Sale Deed  
- continued

File No.: 7021-2020914 (DM)  
Date: 01/09/2013

Dated this 9 day of January, 2013.

James V. Bellm  
James V Bellm

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this 9 day of January, 2013  
by .

Dawn M. Markee



Notary Public for Oregon  
My commission expires: Jun 1, 2013