

Returned to Counter

2013-001071

Klamath County, Oregon



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01/29/2013 02:59:44 PM

Fee: \$37.00

After recording and until a change  
is requested all tax statements  
shall be sent to:

Donald L. Allen  
10380 Washburn Way  
Klamath Falls OR 97603

**STATUTORY BARGAIN AND SALE DEED**

Donald L. Allen, grantor, does hereby convey to Virginia G. Allen, Grantee, the following described real property with the right of survivorship and not as tenants in common; that is, the fee shall vest in the survivor of the grantees:

Lot 5 in Block 2 of TRACT No. 1018, according to the official plat thereof on  
File with the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: all encumbrances of record and those apparent on the land, if any.

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 AND 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.

The true consideration of this conveyance is \$100.00. However, the actual consideration consists of other value given and promised, including estate planning objectives.

DATED: 29 Jan 2013.

STATE OF OREGON, County of Klamath) ss.

Personally appeared Donald L. Allen who, being duly sworn, acknowledged said instrument to be his voluntary act and deed.

Before me:

Notary Public for Oregon  
My commission expires: 9-2-14

