

2013-001369

Klamath County, Oregon



02/07/2013 08:34:48 AM

Fee: \$37.00

AFTER RECORDING, RETURN TO:

Debbie L. Lindsay, Agent
Mary W. Johnson, Attorney
365 Warner Milne RD STE 203
Oregon City OR 97045-4073

**UNTIL REQUESTED OTHERWISE,
SEND ALL TAX STATEMENTS TO:**

Sarah J. Poet
16122 S Union Mills Road
Mulino OR 97042

BARGAIN AND SALE DEED

MICHAEL I. COLVIN JR, Grantor, conveys to **SARAH J. POET**, also shown of record as **SARAH COLVIN**, Grantee, the following described real property situated in the County of Klamath, State of Oregon:

Lot 7, Block 4, Oregon Pines, Klamath County, Oregon.

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 92.0010 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 for this conveyance in terms of dollars is \$0, however other property or value was the whole consideration per Colvin and Colvin, Clackamas County Circuit Court Case No. DR11090020.

Dated this 30 day of January, 2013.


MICHAEL I. COLVIN JR, Grantor

STATE OF OREGON)

) ss.

County of Clackamas)

This instrument was acknowledged before me on this 30th day of January, 2013 by
MICHAEL I. COLVIN JR, Grantor.




NOTARY PUBLIC FOR OREGON

My Commission expires: 3/18/2013