

1st 2031357-ALF



After recording return to:  
Brian Ryckewaert Construction, LLC  
P.O. Box 978  
Keno, OR 97601

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Brian Ryckewaert Construction, LLC  
P.O. Box 978  
Keno, OR 97601

File No.: 7021-2031357 (ALF)  
Date: February 12, 2013

THIS SPACE RESERVED FOR RECORD

2013-001769

Klamath County, Oregon

02/15/2013 11:39:53 AM

Fee: \$42.00

### STATUTORY BARGAIN AND SALE DEED

**Wanda K. McKernan, claiming successor of the Estate of Lewis Daniel Peck, deceased,**  
Grantor, conveys to **Wanda K. McKernan, Grantee,** the following described real property:

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

**Lots 11, 12, 13, 14 and 15 Block 4 of Industrial Addition to the City of Klamath Falls Oregon,  
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 **\$None.** (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.

F42-

APN: R612717

Bargain and Sale Deed  
- continued

File No.: 7021-2031357 (ALF)  
Date: 02/12/2013

Dated this 14 day of Feb, 2013.

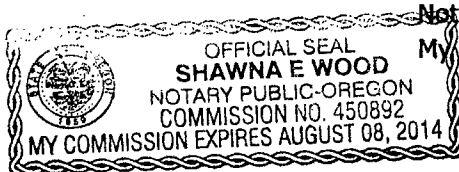
**Wanda K. McKernan, claiming successor of the Estate of Lewis Daniel Peck**

Wanda K. McKernan  
**Wanda K. McKernan, claiming successor**

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 14 day of Feb, 2013  
by Wanda K. McKernan, claiming successor as of The Estate of Lewis Daniel Peck .

Shawna E Wood



Notary Public for Oregon

My commission expires:

8/8/14

