

2013-004664

Klamath County, Oregon



00135117201300046640020025

05/02/2013 10:02:32 AM

Fee: \$42.00

Recording Requested By:

Jack Davis
515 E. Main Street
Ashland, OR 97520

When Recorded Mail To:

Jack Davis
515 E. Main Street
Ashland, OR 97520

Mail Tax Statements To:

Jack H. Adams, Jr.
3565 Dodson Road
Medford OR 97504

(This Space for Recorder's Use)

BARGAIN AND SALE DEED

Cisco Davis and Mary Wilcox, Co-Trustees of the Sam B. Davis Family Trust of September 8, 2011, convey to Sam B. Davis and Jack Davis, Co-Trustees of the same trust, all that real property situated in Klamath County, State of Oregon, and more particularly described as:

Lot 16 in Block 6 KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

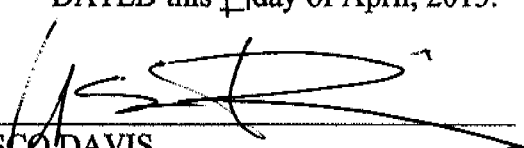
An undivided half interest in the subject property is owned by the above trust. The purpose of this conveyance is to reduce the number of required signatures for any further transactions concerning said property.

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, 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DAVIS, HEARN
& ANDERSON

A Professional Corporation
515 EAST MAIN STREET
ASHLAND, OREGON 97520
(541) 482-3111 FAX (541) 488-4465
www.davishearn.com

DATED this 9th day of April, 2013.


CISCO DAVIS

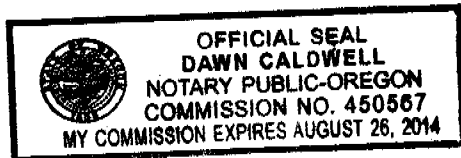

MARY WILCOX

4/3/13

STATE OF OREGON)

COUNTY OF JACKSON)

On this ___ day of April, 2013, personally appeared the above-named Cisco Davis and acknowledged the foregoing instrument to be a voluntary act. Before me:




Dawn Caldwell

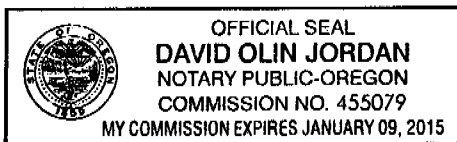
Notary Public for Oregon


My Commission Expires: 8/26/14

STATE OF OREGON)

COUNTY OF Multnomah)

On this 3 day of April, 2013, personally appeared the above-named Mary Wilcox and acknowledged the foregoing instrument to be a voluntary act. Before me:




Notary Public for Oregon

My Commission Expires: 1/9/15