2013-005799 Klamath County, Oregon



05/23/2013 10:04:52 AM

Fee: \$42.00

## **BARGAIN AND SALE DEED**

Recording requested and when recorded return to:

Jeffrey J. Ellsworth Karnopp Petersen LLP 1201 NW Wall Street, Suite 200 Bend, Oregon 97701-1957

PLEASE SOND STATEMENTS TO: THOMAS COBURN LOITBY WARD PD BOND OR 977702

The true consideration for this conveyance is value other than money.

LENETTE BULTENA, Grantor, conveys to NIDGHAL A. COCKBURN, Grantee, whose address is 611 NE Bellevue Drive, Apartment 325, Bend, Oregon 97701, Grantor's entire interest as a tenant in common in the following described real property:

Lot 15, Block 7, Tract 1042, TWO RIVERS NORTH, according to the official plat thereof on file in the office of the County Clerk, 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, 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

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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.

DATED: April <u>17</u>, 2013.

"Grantor"

LENETTE BULTENA

STATE OF OREGON

County of Deschutes

)ss.

The foregoing instrument was acknowledged before me this 17 day of April, 2013, by LENETTE BULTENA.

OFARY PUBLIC FOR OREGON

OFFICIAL SEAL

ASHLEY JUMEYE YOKOTA

NOTARY PUBLIC OREGON

COMMISSION PUBLIC 1905

MY COMMISSION PUBLIC JUME 27: 2018

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