

2013-006603

Klamath County, Oregon



00137428201300066030020021

06/11/2013 01:07:19 PM

Fee: \$42.00

After Recording Return To:
Gail Ann Shrifter
7630 Cannon Avenue
Klamath Falls, Oregon 97601

BARGAIN AND SALE DEED

LYLE STEPHEN SHRIFTER, aka LYLE S. SHRIFTER, Grantor, conveys to **GAIL ANN SHRIFTER**, Grantee, the following real property situated in Klamath County, State of Oregon, described as:

See Exhibit "A" which is attached hereto and made a part hereof.

The consideration for this transfer is other property or other value given or promised

Until a change is requested, all tax statements shall be sent to the following address:

Gail Ann Shrifter
7630 Cannon Avenue
Klamath Falls, Oregon 97601

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.

Dated this 11 day of June, 2013.

Lyle Stephen Shrifter
LYLE STEPHEN SHRIFTER, aka LYLE
S. SHRIFTER

STATE OF OREGON)
County of Jackson) ss.

On this 11th day of June, 2013, personally appeared the above-named **LYLE STEPHEN SHRIFTER, aka LYLE S. SHRIFTER**, and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:



Kayla Kay Sha
Notary Public for Oregon
My Commission Expires: 6/17/16

EXHIBIT A

PAGE

Beginning forty (40) feet Northwesterly along the Westerly Line of 9th Street in the City of Klamath Falls, Oregon, from the most Easterly corner of Block 52, NICHOLS ADDITION to Linkville (now city of Klamath Falls) being the corner of 9th Street and closed Canal (now Washington) Streets; thence Southwesterly at right angles to 9th Street 124 feet; thence Northwesterly and parallel to 9th Street 40 feet; thence Northeasterly and at right angles to 9th Street 124 feet; thence Southeasterly along said Westerly line of 9th Street 40 feet to place of beginning, being part of Lots 1 and 2, Block 52 NICHOLS ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Acct #3809-029DC-16200 Key #R369443

Skyline View Lot 34
7630 Cannon Ave.
Klamath Falls, OR 97603

Lot 634 in Block 128 of MILLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Acct #3809-033DA-02400 Key #R614650