

Returned @ County

2013-006760
Klamath County, Oregon

After recording return to:

James Ralph
18418 Highway 140 E
Dairy, OR 97625



00137646201300067600010018

06/14/2013 02:16:42 PM

Fee: \$37.00

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

James Ralph
18418 Highway 140 E
Dairy, OR 97625

**STATUTORY
BARGAIN AND SALE DEED**

James R. Ralph, Grantor, conveys to James R. Ralph and Daniel French Ralph, as tenants in common, Grantee, the following described real property situated in Klamath County, Oregon, to-wit:

All of that portion of the SE1/4 of the NE1/4, lying between the Klamath Falls Dairy Highway and the right-of-way of the Oregon, California and Eastern Railway lying West of the Oden County Road and extending to the West line of the said SE1/4 of the NE1/4, Section 31, Township 38 South, Range 11 1/2 East of the Willamette Meridian, 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 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.

The true consideration for this conveyance is \$0. (Here comply with the requirements of ORS 93.030)

Dated this June 14, 2013

James R. Ralph

STATE OF OREGON }
County of Klamath ss

This instrument was acknowledged before me on June 14, 2013
by James R. Ralph
This instrument was acknowledged before me on
by _____
as _____
of _____

Notary Public for Oregon
My commission expires May 13, 2016

