

2013-007243

Klamath County, Oregon



00138263201300072430020021

06/25/2013 09:31:49 AM

Fee: \$42.00

UNTIL A CHANGE, ALL TAX  
STATEMENTS TO BE SENT TO:

Christian Repchinuck  
4580 Fieldgate Road  
Oceanside, CA 92056

AFTER RECORDING RETURN TO:

Jeffrey L. Pugh  
Attorney at Law  
P.O. Box 1231  
Roseburg, OR 97470

**BARGAIN AND SALE DEED**

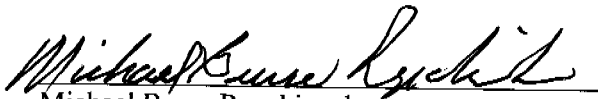
Michael Bruce Repchinuck, Trustee of the Michael Bruce Repchinuck Revocable Trust, Grantor,  
conveys to Christian Repchinuck, Grantee, the following described real property:

Lots 2, 3 and 4, Block 2, LONE PINE ON THE SPRAGUE,  
in the County of Klamath, State of Oregon.

Lots 5 and 6 Block 1 and Lots 20 and 21 Block 2 Lone Pine on the Sprague According to the Duly  
Recorded Plat There of on File in the Office of the County Clerk of Klamath County Oregon  
Together with an undivided 4/80 Interest in and to the Following A Tract Lot Situated in the SW ¼  
SE ¼ of Section 11 and the NE ¼ of Section 14 all in twp. 35S. R 9. E.WM. Klamath County  
Oregon

The true consideration for this conveyance is other than money (here comply with the requirements of ORS  
93.030).

DATED this 20<sup>th</sup> day of June, 2013.

  
Michael Bruce Repchinuck  
Trustee of the Michael Bruce Repchinuck Trust

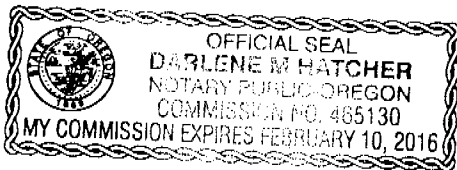
The following disclaimer is made pursuant to ORS 93.040(1):

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 414,

OREGON LAWS 2007, AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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 OR 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.

STATE OF OREGON                    )  
  ) ss.  
County of Douglas                )

BEFORE ME PERSONALLY APPEARED on the 20 day of June, 2013, the above-named Michael Bruce Repchinuck trustee of the Michael Bruce Repchinuck Revocable Trust and acknowledged the foregoing instrument to be his voluntary act and deed.



*Darlene M. Hatcher*  
Notary Public for Oregon