

2013-007524

Klamath County, Oregon



00138596201300075240020022

07/02/2013 09:49:45 AM

Fee: \$42.00

RETURN TO:  
Michael P. Rudd  
Brandsness & Rudd P.C.  
411 Pine Street  
Klamath Falls, OR 97601

MAIL TAX STATEMENTS:  
Richard and Lori Long  
2726 South 6<sup>th</sup> Street  
Klamath Falls, OR 97603

**GRANTOR:**

Klamath Animal Clinic, Inc.  
2726 South 6<sup>th</sup> Street  
Klamath Falls, OR 97603

**GRANTEE:**

Richard E. Long, Jr. and  
Lori L. Long  
2726 South 6<sup>th</sup> Street  
Klamath Falls, OR 97603

**-BARGAIN AND SALE DEED-**

Klamath Animal Clinic, Inc., an Oregon corporation, Grantor, conveys to Richard E. Long, Jr. and Lori L. Long, tenants by the entirety, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

PARCEL 2 OF LAND PARTITION 1-09, REPLAT OF LAND PARTITION 22-08 in the NW $\frac{1}{4}$  of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, filed December 22, 2010 in Volume 2010-014490, Microfilm Records of Klamath County, Oregon.

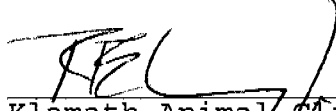
The Real Property or its address is commonly known as 2726-2730 S 6<sup>th</sup> Street, Klamath Falls, OR 97603. The Real Property tax identification number is 3909-003BB-01701-000

The true and actual consideration for this transfer is Two-Hundred Seventy-Five Thousand and no/100 Dollars (\$275,000.00).

**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. 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.

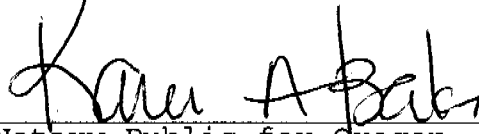
DATED this 14 day of June 2013.



Klamath Animal Clinic, Inc.  
By: Richard E. Long, Jr.  
Its: President

STATE OF OREGON            )  
                                      ) ss.  
County of Klamath        )

Personally appeared before me this 14 day of June 2013, the above-named Richard E. Long, Jr., who stated he is the President of Klamath Animal Clinic, Inc. and that said instrument was signed on behalf of said corporation and he acknowledged said instrument was its voluntary act and deed. Before me:



Notary Public for Oregon  
My Commission expires:

9.20.2013

