

2013-008093

Klamath County, Oregon



00139312201300080930020028

07/16/2013 03:18:48 PM

Fee: \$42.00

Statutory Bargain and Sale Deed

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

Vivien A. Hews
84 Eulalona Court
Klamath Falls, OR 97601-1565

After recording return to:

Vivien A. Hews
84 Eulalona Court
Klamath Falls, OR 97601-1565

STATUTORY BARGAIN AND SALE DEED

Russell Wayne Hews, Grantor, conveys to Vivien Annette Hews, Grantee, all of the grantor's right, title and interest in that certain real property commonly known as 1105 North Eighth Street, Klamath Falls, OR 97601 and more particularly described as:

Lot 3 Block 5 and the Southeasterly 8 feet of the vacated alley adjoining said Lot 3, First Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

Property ID: R367640

Map Tax Lot: R-3809-029CD-06500-000

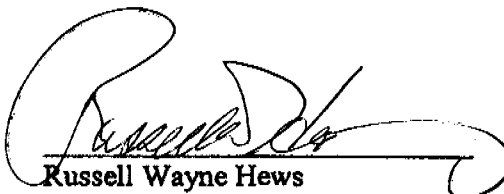
"BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 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

Bevin, Verling & Dilacon, PC
Return to Clerk

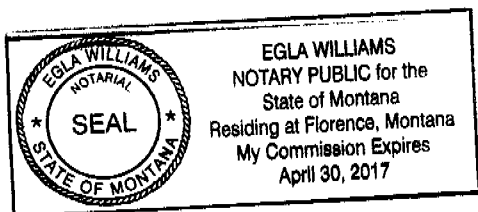
ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010."

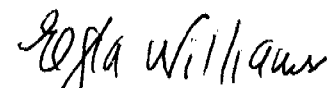
The true consideration for this conveyance is dismissal of Klamath County Circuit Court Case Number 1201456CV.

DATED: 6/26/, 2013.


Russell Wayne Hews

Subscribed and sworn to before me by Russell Wayne Hews on this 26 day of June, 2013.




Notary Public for Montana
My Commission Expires: April - 30 2017