

2013-009052

Klamath County, Oregon

08/09/2013 10:21:36 AM

Fee: \$37.00

Grantor's name and address:

Judy Evans, Affiant of the Small Estate

of Henry Leonard Heryford, Jr.

Klamath County Circuit Court Case No. 1201531CV

c/o 409 Pine St. Suite 209, Klamath Falls, Oregon 97601

Send Tax Statements to:

Judy Evans

PO Box 174

Bonanza, OR 97623

After recording return to person recording or to:

Richard Fairclo, 409 Pine Street, Suite 209, Klamath Falls, OR 97601

AMERITITLE

98685

BARGAIN AND SALE DEED

Judy Evans, Affiant of the Small Estate of Henry Leonard Heryford, Jr., Klamath County Circuit Court Case No. 1201531CV, Grantor, conveys to James P.

Heryford, Dale R. Heryford, Ronald B. Heryford and Judith Evans, also known as Judy Evans, Grantee, as Tenants in Common, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Located in Klamath County, Oregon:

Lot 4, Block 1, SECOND ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the west 5 feet thereof conveyed to Klamath County for road purposes by instrument recorded July 1, 1965 in Volume 362 at page 563, Deed Records of Klamath County, Oregon.

SUBJECT TO reservations and restrictions of record, easements and rights of way of record and those apparent on the land, contracts and/or liens for irrigation and/or drainage. The true and actual consideration for this conveyance is \$1.00 and other valuable consideration.

It is recited that recorded herewith are deeds from the other heirs of Henry Leonard Heryford, Jr. to the Grantee herein.

Statutory Provision:

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 24th day of April, 2013.

X Judy Evans

Judy Evans, Affiant of the Small Estate

STATE OF OREGON]

ss.

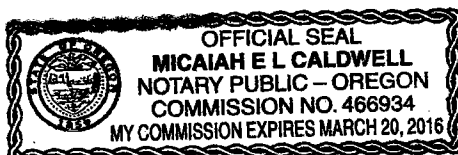
County of Klamath]

The foregoing instrument was acknowledged before me this 24th day of April, 2013 by Judy Evans, also known as Judith Evans.

Micaiah E. L. Caldwell

Notary Public for Oregon

My Commission expires: 3-20-16



37.00 amt