

2013-009054

Klamath County, Oregon

08/09/2013 10:23:06 AM

Fee: \$37.00

Grantor's name and address:

Ronald B. Heryford

PO Box 293

Midland, OR 97634

Send Tax Statements to:

Judy Evans

PO Box 174

Bonanza, OR 97623

After recording return to:

Richard Fairclo

409 Pine Street, Suite 209

Klamath Falls, OR 97601

AMERITITLE

98685

BARGAIN AND SALE DEED

Ronald B. Heryford, Grantor, conveys to Judith Evans, Grantee, 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.

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, OF CHAPTER 424, OREGON LAWS 2007. 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, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 25 day of May, 2012.

Ronald B. Heryford
Ronald B. Heryford

STATE OF OREGON]
] ss.
County of Klamath]

The foregoing instrument was acknowledged before me this 25 day of May, 2012 by Ronald B. Heryford.

Elizabeth R. Brux

Notary Public for Oregon

My Commission expires: August 21, 2015



37.00 amt