

2013-009569

Klamath County, Oregon



00141177201300095690030033

08/20/2013 03:51:20 PM

Fee: \$47.00

GRANTOR NAME AND ADDRESS

Terry J. Minchinton and
Marilyn E. Minchinton,
5001 Laurelwood Dr.
Klamath Falls, Oregon, 97603

GRANTEE NAME AND ADDRESS

Marianne E. Emard
6294 Hillcrest
Medford, OR 97504

AFTER RECORDING RETURN TO:

Neal G. Buchanan, Attorney at Law
435 Oak Avenue
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

GRANTEE

BARGAIN AND SALE DEED - STATUTORY FORM

Know all men by these presents that TERRY J. MINCHINTON and MARILYN E. MINCHINTON, Husband and Wife, GRANTORS convey to MARIANNE E. EMARD, GRANTEE, the following described real property situated in Klamath County, State of Oregon, legally described on Exhibit A, attached hereto and incorporated by this reference herein as if fully set forth.

The true and actual consideration for this conveyance is \$-0-. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration being for estate planning purposes.

"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 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

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 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS, 2010."

DATED this 20 day of August, 2013.

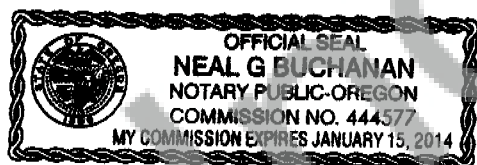
GRANTORS:

Terry J. Minchinton
TERRY J. MINCHINTON, GRANTOR

Marilyn E. Minchinton
MARILYN E. MINCHINTON, GRANTOR

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on August 20, 2013 by Terry J. Minchinton and Marilyn E. Minchinton, Grantors.



Neal Buchanan
NOTARY PUBLIC FOR OREGON
My Commission Expires: 1-15-14

REAL PROPERTY; All of the GRANTORS' remaining interest in real property, situated in Klamath County, Oregon and legally described as follows, to-wit:

A portion of Lot 355, Block 123, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at a point on the South line of Home Avenue 200 feet: East from the Southeast corner of its intersection with Division Street; thence Southerly at right angles to Home Avenue to the North line of the alley running through Block 123; thence Easterly along the North line of said alley 50 feet; thence Northerly 120 feet to the South line of Home Avenue; thence Westerly along the Southerly line of Home Avenue 50 feet to the Point of Beginning. Excepting therefrom that portion lying within the U.S.R.S. Division Canal.