

2013-010221

Klamath County, Oregon



00141991201300102210020025

09/06/2013 01:49:43 PM

Fee: \$42.00

Recording requested by and when
recorded return to:
Larry Rosenow
20067 ELIZABETH LANE
BEND OR 97702

Unless a change is requested,
all tax statements shall be sent to:
Larry Rosenow
20067 ELIZABETH LANE
BEND OR 97702

STATUTORY BARGAIN AND SALE DEED

The true consideration for this transfer is other value given.

Chris Bailey and Erin Bailey, Grantors, convey to Larry Rosenow, Grantee, the following described real property free of encumbrances except as specifically set forth herein located in Klamath County, Oregon:

LOT 1 IN BLOCK 2 OF WILLIAMSON RIVER ESTATES, according to the official plat thereof on file in the office of the county clerk of Klamath County, Oregon, together with the non-exclusive easement for walkway purposes and boat docking over and on the strip of land lying between said lot and Williamson River.

LOT 2, BLOCK 2, WILLIAMSON RIVER ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

LOT 10 IN BLOCK 2 OF WILLIAMSON RIVER ESTATES, according to the official plat thereof on file in the office of the county clerk of Klamath County, Oregon, together with the non-exclusive easement for walkway purposes and boat docking over and on the strip of land lying between said lot and Williamson River.

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.

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DATED this 16 day of August, 2013.

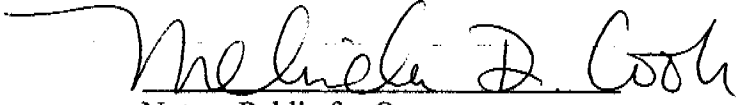

Chris Bailey


Erin Bailey

STATE OF OREGON)
COUNTY OF Washington) ss.



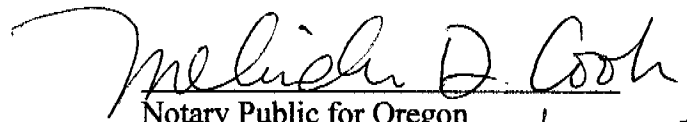
The foregoing Bargain and Sale Deed was acknowledged before me this 16th day of August, 2013, by Erin Bailey.


Notary Public for Oregon
My Commission Expires: June 07, 2015

STATE OF OREGON)
COUNTY OF Washington) ss.



The foregoing Bargain and Sale Deed was acknowledged before me this 16th day of August, 2013, by Chris Bailey.


Notary Public for Oregon
My Commission Expires: June 07, 2015