

2013-012488

Klamath County, Oregon



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Fee: \$37.00

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Recording & Conveyance

<p>Grantor's Name and Address Betty J. Neff 131 6th Street Crescent City, CA 95531</p>
<p>Grantee's Name and Address Rodney C. Neff 1632 Austin Street Klamath Falls, OR 97603</p>
<p>After Recording Return to: Rodney C. Neff 1632 Austin Street Klamath Falls, OR 97603</p>
<p>Until requested otherwise, send all tax statements to: Rodney C. Neff 1632 Austin Street Klamath Falls, OR 97603</p>

BARGAIN AND SALE DEED

I, Betty J. Neff, individually and as surviving spouse of Max H. Neff, do hereby grant, bargain and convey to Rodney C. Neff all right, title and interest of the following described real property situate in Klamath County, Oregon, to wit:

Lot 15, Block 1, SUNNYLAND, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ Other - Fulfillment Deed of Land Sale Contract. In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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 19 day of September, 2013.

Betty J. Neff
BETTY J. NEFF

STATE OF CALIFORNIA)
County of Del Norte) ss:

ACKNOWLEDGED BEFORE ME this 19th day of September, 2013, by Amanda Chadwick.

Amanda J Chadwick
NOTARY PUBLIC
My Commission Expires: May 28, 2016

