

2013-012749

Klamath County, Oregon



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11/15/2013 09:05:37 AM

Fee: \$42.00

AFTER RECORDING, RETURN TO:

William M. Ganong
Attorney at Law
514 Walnut Avenue
Klamath Falls OR 97601

SEND TAX STATEMENTS TO:

Craig B. Ditman, Trustee
Barbara J. Ditman, Trustee
820 Hillside Avenue
Klamath Falls OR 97601

BARGAIN AND SALE DEED

Craig B. Ditman and Barbara J. Ditman, husband and wife, Grantors, convey unto Craig B. Ditman and Barbara J. Ditman, as Trustees of the Craig and Barbara Ditman Trust, uad November 12, 2013, and their successors in Trust, Grantees, all of their right, title, and interest in the real property located in Klamath County, Oregon, more particularly described as follows:

Parcel No. 1:

Lots 4 and 5, the northerly 5 feet of Lot 6, and the southerly 5 feet of Lot 3, in Block 42 of Hillside Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Assessor's Parcel No. R-3809-028BD-05500 / Property ID No. R217991; commonly referred to as 820 Hillside Avenue, Klamath Falls, Oregon

Parcel No. 2:

Lot 584 in Block 108 of Mills Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Assessor's Parcel No. R-3809-033AC-15700 / Property ID No. R479672; commonly referred to as 2124 and 2130 Vine Avenue, Klamath Falls, Oregon.

Parcel No. 3:

The E½ of Lots 1 and 2 of Block 6 of Altamont Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING a parcel described as follows:

Beginning at the Northeast corner of Lot 1, Block 6, Altamont Acres; thence West 80.45 feet; thence South 214.7 feet to the South line of Lot 2; thence East 80.45 feet to the Southeast corner of said Lot 2; thence North 214.7 feet to the point of beginning being the Easterly 80.45 feet of said Lots 1 and 2.

EXCEPTING THEREFROM that portion conveyed to Klamath County by Warranty Deed recorded July 25, 2001 in Volume M01, page 36690, Microfilm Records of Klamath County, Oregon.

BARGAIN AND SALE DEED - 1


ALSO EXCEPTING THEREFROM any portion lying within the right of way of Hilyard Avenue.


Klamath County Assessor's Parcel No. R-3909-010AB-03000 / Property ID No. R540784; commonly referred to as 3600 Hilyard Avenue, Klamath Falls, Oregon.

This deed is made for estate planning purposes and no consideration has been paid heretofore.

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."

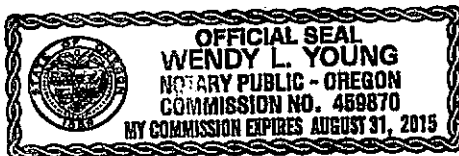
Dated this 12 day of November 2013.


Craig B. Ditman


Barbara J. Ditman

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on November 12, 2013 by Craig B. Ditman and Barbara J. Ditman.




Notary Public for Oregon
My Commission Expires: 8.31.2015