

2013-014107

Klamath County, Oregon



00146734201300141070010016

12/27/2013 03:06:55 PM

Fee: \$37.00

RETURN TO:	MAIL TAX STATEMENTS:
Brandsness, Brandsness &	Ronne Residential, LLC
Rudd, P.C.	c/o Michael J. Ronne
411 Pine Street	6837 South 6 th Street
Klamath Falls, OR 97601	Klamath Falls, OR 97603

Grantor:

Michael J. Ronne and
Jody Ronne
6837 South 6th Street
Klamath Falls, OR 97603

Grantee:

Ronne Residential, LLC
6837 South 6th Street
Klamath Falls, OR 97603

-BARGAIN AND SALE DEED-

Michael J. Ronne and Jody Ronne, as tenants by the entirety, Grantor, conveys to Ronne Residential, LLC, an Oregon Limited Liability Company, Grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lot 6, Block 19 of Tract 1127, NINTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this transfer is zero dollars (\$0.00).

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 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.

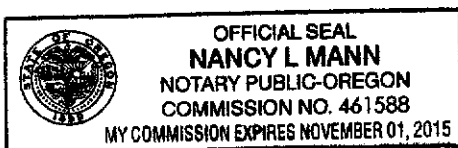
DATED this 12 day of December 2013.

Michael J. Ronne

Jody Ronne

STATE OF Oregon)
) ss.
County of Klamath)

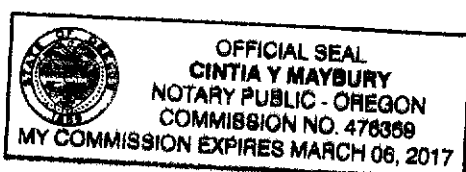
Personally appeared before me this 12 day of December, 2013, the above-named Michael J. Ronne and acknowledged the foregoing instrument to be his voluntary act.



Notary Public for Oregon
My Commission expires: 11-1-15

STATE OF Oregon)
) ss.
County of Klamath)

Personally appeared before me this 12 day of December, 2013, the above-named Jody Ronne and acknowledged the foregoing instrument to be her voluntary act.



Notary Public for Oregon
My Commission expires: March 06, 2017