

2014-000174

Klamath County, Oregon



00147102201400001740020020

01/09/2014 10:42:58 AM

Fee: \$47.00

After recording return to:
SCOTT D. O'CLAIR
3070 Summers Lane
Klamath Falls, Oregon 97603

Until a change is requested all
tax statements shall be sent to
SCOTT D. O'CLAIR above.

STATUTORY BARGAIN AND SALE DEED

LINDA S. O'CLAIR Grantor, does hereby convey to SCOTT O'CLAIR Grantee, all of her interest in the following described real property:

See "Exhibit A" attached which is incorporated herein by this reference as if fully set forth.

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. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

The true consideration of this conveyance is \$ -10.00-. However, the actual consideration consists of other value given and promised including compliance with General Judgment of Dissolution of Marriage dissolving the marriage of the Grantor and Grantee

DATED: January 6 2014.


LINDA S. O'CLAIR

(STATE OF OREGON, County of Klamath) ss.

Personally appeared Linda S. O'Clair who, being duly sworn, acknowledged said instrument to be her voluntary act and deed.

Before me:


Notary Public for Oregon
My commission expires: 9.2.14

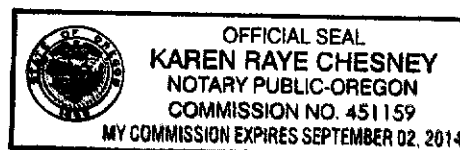


EXHIBIT "A"
LEGAL DESCRIPTION

A portion of the NE1/4 of the NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Westerly line of Summers Lane which is South 89° 26' West a distance of 30 feet and South 1 degree 12' East a distance of 175.2 feet from the Section corner common to Sections 2, 3, 10 and 11 of said Township and Range for the true point of beginning; thence continuing along the Westerly line of Summers Lane, South 1 degree 12' East a distance of 72.5 feet; running thence South 89° 26' West a distance of 240 feet; thence North 1 degree 12' West a distance of 72.5 feet; thence North 89° 26' West 240 feet; more or less, to the point of beginning.

Tax Account No.: 3909-010AA-00300-000

Key No.: 540123