

2014-000597

Klamath County, Oregon



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01/23/2014 11:08:06 AM

Fee: \$42.00

After Recording, return to:

Richard Fairclo
409 Pine Street, Suite 209
Klamath Falls, OR 97601

Grantor's name and address:

Althea June Rafferty
4233 State Rd. 45
Nashville IN 47448

Send Tax Statements:

Carol Sue Rafferty-Ross
7261 E Lewis Dr
Orange, CA 92869

BARGAIN AND SALE DEED

Affiant of Small Estate

ALTHEA JUNE RAFFERTY, as Affiant of the Small Estate of HARRY F. RAFFERTY, Deceased, Case No. 13-03428 CV, Circuit Court of the State of Oregon, County of Klamath, conveys to ALTHEA JUNE RAFFERTY, all that real property situated in Klamath County, Oregon, described as follows:

BLOCK 12, Lot 47, Klamath Forest Estates, First Addition, according to the official plat thereof on file in the Office of the County Clerk, Klamath Falls, Oregon. Account No. R263066.

SUBJECT TO reservations and restrictions of record, easements and rights of way of record and those apparent on the land, contracts and/or liens for irrigation and/or drainage. The true and actual consideration for this conveyance is \$1.00 and other valuable consideration.

Statutory Provision:

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 30 day of July, 2013.

Althea June Rafferty
ALTHEA JUNE RAFFERTY

STATE OF Indiana]
County of Klamath]

ss.

The foregoing instrument was acknowledged before me this 30 day of July, 2013 by ALTHEA JUNE RAFFERTY.

Mary Hughes, Indiana

Notary Public for Oregon
My Commission expires:

7/30/2014

