



THIS SPACE RESERVED

2014-001048

Klamath County, Oregon



00148199201400010480020027

02/05/2014 02:43:51 PM

Fee: \$47.00

Grantor's Name and Address

JAMES BRUCE KOCHENDERFER AND LISA  
F. KOCHENDERFER  
1071 CEDAR RIDGE ROAD  
KLAMATH FALLS, OR 97601

Grantee's Name and Address

After recording return to:  
JAMES BRUCE AND LISA  
KOCHENDERFER  
1071 CEDAR RIDGE ROAD  
KLAMATH FALLS, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:

JAMES BRUCE AND LISA F.  
KOCHENDERFER  
1071 CEDAR RIDGE ROAD  
KLAMATH FALLS, OR 97601

Escrow No. \_\_\_\_\_  
Title No. \_\_\_\_\_  
BSD r.020212

### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **JAMES BRUCE KOCHENDERFER** also known as  
**JAMES B. KOCHENDERFER AND LISA F. KOCHENDERFER**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey  
unto

**JAMES BRUCE KOCHENDERFER and LISA F. KOCHENDERFER, as tenants by the entirety,**

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with  
the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining, situated in the  
County of **KLAMATH**, State of Oregon, described as follows, to wit:

Lots 23 and 24 in Block 6 of LYNNEWOOD FIRST ADDITION, 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 \$to clear title

However, the actual consideration consists of or includes other property or value given or promised which is the whole /  
part of the consideration.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

Returned to County

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.

In Witness Whereof, the grantor has executed this instrument this 3rd day of February 2014; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

James Bruce Kochenderfer

Lisa F. Kochenderfer

STATE OF OREGON

SS. February 3 2014

COUNTY OF KLAMATH

Personally appeared the above named James Bruce Kochenderfer and Lisa F. Kochenderfer acknowledged the foregoing instrument to be their voluntary act and deed.

WITNESS My hand and official seal. (seal)

Brenda Jean Phillips  
Notary Public  
State of Oregon  
My Commission expires: 3-2-16

