



00148656201400013890020021

02/19/2014 09:05:51 AM

Fee: \$47.00

## AFTER RECORDING, RETURN TO:

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

## SEND TAX STATEMENTS TO:

Raymond E. Grossman, Trustee  
Jacqueline R. Grossman, Trustee  
1217 N. Eldorado Avenue  
Klamath Falls, Oregon 97601

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BARGAIN AND SALE DEED

Raymond E. Grossman and Jacqueline R. Grossman, husband and wife, Grantors, convey unto Raymond E. Grossman and Jacqueline R. Grossman, as Trustees of the Raymond and Jacqueline Grossman Trust, uad February 14, 2104, 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:

Lot 15 in Block 33 of HOT SPRINGS ADDITION to the City of  
Klamath Falls, according to the official plat on file in the office  
of the County Clerk of Klamath County, Oregon.

Klamath County Assessor's Parcel No. R-3809-028BC-04200 / Property ID No.  
R216947; commonly referred to as 1217 N. Eldorado Avenue, Klamath Falls, Oregon.

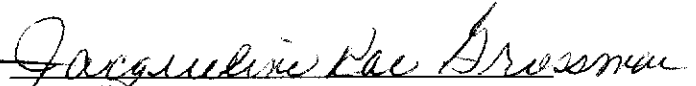
This deed is made for estate planning purposes and no consideration has been paid heretofore.

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."

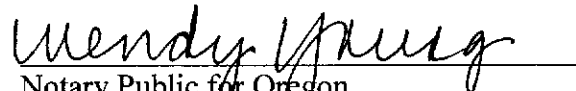
Dated this 14<sup>th</sup> day of February 2014.

  
Raymond E. Grossman

  
Jacqueline R. Grossman

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on February 14, 2014 by Raymond E.  
Grossman and Jacqueline R. Grossman.

  
Notary Public for Oregon  
My Commission Expires: 8.31.2015

