



2014-001970
Klamath County, Oregon
03/07/2014 03:35:46 PM
Fee: \$52.00

Grantor's Name and Address

Timothy R. Anderson, et al
4016 Mack Avenue
Klamath Falls, OR 97603

Grantee's Name and Address

After recording return to:
Timothy R. Anderson, et al
4016 Mack Avenue
Klamath Falls, OR 97603

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

Escrow No. MT99702-MS
Title No. 0099702
BSD r.020212

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Peggy Rice and Bob Anderson

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

John S. Anderson and Timothy R. Anderson

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:

Lot 4, Block 205, MILLS SECOND ADDITION in the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. SAVING AND EXCEPTING the strip deeded to State of Oregon, by deed book 159, page 269. deed records of Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is **Sto convey 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.

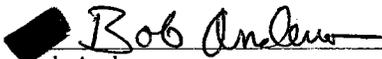
In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

52 AMT

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.

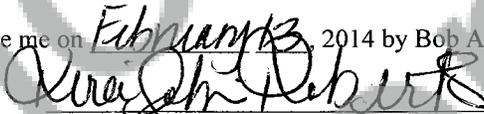
In Witness Whereof, the grantor has executed this instrument this 13 day of February, 2014; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

SEE ALSO SIGNATURE PAGE ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE


Bob Anderson

State of Oregon
County of Clackamas

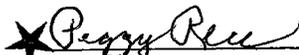
This instrument was acknowledged before me on February 13, 2014 by Bob Anderson


(Notary Public for Oregon)

My commission expires June 19, 2015



Page 3 - Bargain and Sale Deed - Signature / Notary page
Escrow No. MT99702-MS

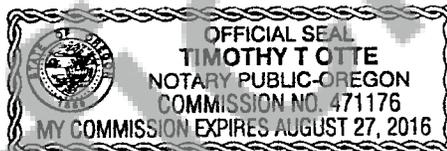

Peggy Rice

State of Oregon
County of Benton

This instrument was acknowledged before me on FEBRUARY 21, 2014 by Peggy Rice


(Notary Public for Oregon)

My commission expires 08/27/2016



Unofficial Copy