

Returned to Clerk

2014-002671

Klamath County, Oregon

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: Kenneth Otis Smith 2447 Lakeview Avenue Malin, OR 97632
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00150314201400026710010014

03/27/2014 03:43:21 PM

Fee: \$42.00

-BARGAIN AND SALE DEED-


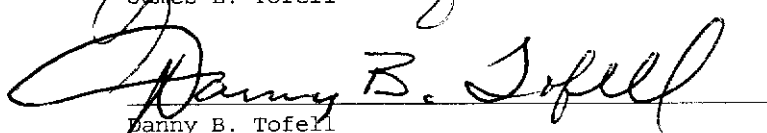
James E. Tofell and Danny B. Tofell, with right of survivorship, Grantors, whose address is 1956 East Lowell Street, Klamath Falls, OR 97601, convey to Kenneth Otis Smith, Grantee, whose address is 2447 Lakeview Avenue, Malin, OR 97632, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lots 1 and 2, Block 52 of MALIN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this transfer is \$42,500.

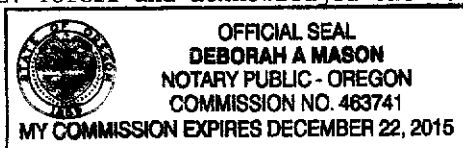
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

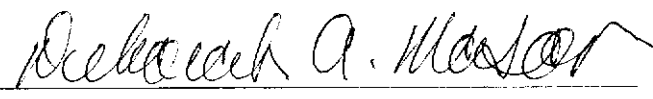
DATED this 20 day of March, 2014.


James E. Tofell

Danny B. Tofell

STATE OF OREGON, County of Douglas) ss.

Personally appeared before me this 20th day of March, 2014, the above-named James E. Tofell and acknowledged the foregoing instrument to be his voluntary act.

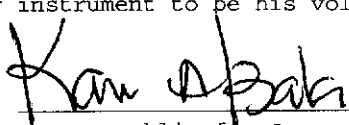



Notary Public for Oregon
My Commission expires: 12-22-2015

STATE OF OREGON, County of Klamath) ss.

Personally appeared before me this 24 day of March, 2014, the above-named Danny B. Tofell and acknowledged the foregoing instrument to be his voluntary act.




Notary Public for Oregon
My Commission expires: 9.20.2017