

2014-003033

Klamath County, Oregon



00150787201400030330020021

04/08/2014 08:24:25 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:

Edward D. Hermann  
25731 Rocky Point Road  
Klamath Falls OR 97601

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### STATUTORY BARGAIN AND SALE DEED

Sherry L. Sloan and Edward D. Hermann, Grantors, convey to Edward D. Hermann, Grantee, the real property in Klamath County, Oregon more particularly described as follows:

The SE $\frac{1}{4}$  SW $\frac{1}{4}$  lying southerly of the centerline of Fourmile Creek and the SW $\frac{1}{4}$  SE $\frac{1}{4}$  of Section 3, and the W $\frac{1}{2}$  of the NE $\frac{1}{4}$ , less the Southerly 330 feet of the SW $\frac{1}{4}$  NE $\frac{1}{4}$ , of Section 10, Township 36 South, Range 6 E., W.M., Klamath County, Oregon.

Klamath County Assessor's No. R-3606-01000-00200-000;  
R-3606-00300-00400-000; and  
R-3606-00300-00500-000

But reserving and conveying unto Sherry L. Sloan for the remainder of her life the right to maintain a single-family residence on the property and unlimited access to said residence and remainder of the property.

And provided further that if Edward D. Hermann predeceases Sherry L. Sloan, title to the property shall revert and vest in fee simple in Sherry L. Sloan. This right of reversion shall terminate on the death of Sherry L. Sloan.

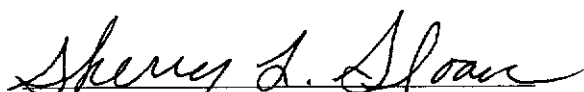
This Deed is made for estate planning purposes. No consideration stated in dollars has been paid for this transfer.

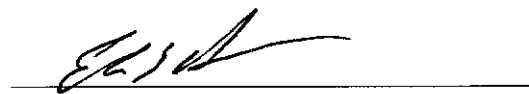
"BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS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

STATUTORY BARGAIN AND SALE DEED - 1

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."

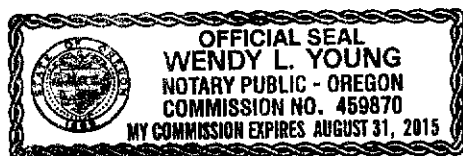
Dated this 4 day of April 2014.

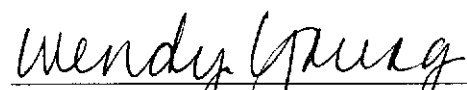
  
Sherry L. Sloan

  
Edward D. Hermann

STATE OF OREGON, County of Klamath) ss.

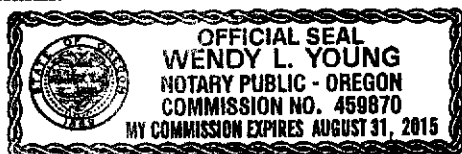
This instrument was acknowledged before me on April 4<sup>th</sup>, 2014 by Sherry L. Sloan.

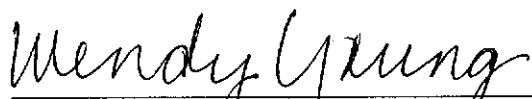


  
Notary Public for Oregon  
My commission expires: 8.31.2015

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on April 4<sup>th</sup>, 2014 by Edward D. Hermann.



  
Notary Public for Oregon  
My commission expires: 8.31.2015

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