

2014-004548

Klamath County, Oregon



00152586201400045480020026

05/06/2014 09:18:03 AM

Fee: \$47.00

This instrument prepared by:

John T. Butler
18352 Piper Place
Yorba Linda, California 92686

When recorded, mail deed, and until a change
is requested, send future tax statements to:
Bill & Dorice Larkin
19463 Oriente Drive
Yorba Linda, California 92686

Parcel ID number: ,Klamath Falls Forest Estates Hwy 66, Plat #4, Block 79, Lot 52

Bargain and Sale Deed

THIS BARGAIN AND SALE DEED, made this 2nd day of August , 2013 , by the
GRANTOR:

John T. Butler
18352 Piper Place
Yorba Linda, California 92686

to the GRANTEE:

Bill & Dorice Larkin Husband and wife as joint tenants with rights of survivorship
19463 Oriente Drive
Yorba Linda, California 92686

WITNESSETH that the true and actual consideration for this conveyance is \$3,000.00

Three-Thousand Dollars and no cents.

the receipt of which is hereby acknowledged, GRANTOR hereby conveys unto GRANTEE the
premises located in Klamath County, Oregon - legally described as follows:

Klamath Falls Forest Estates, Hwy 66, Plat #4, Block 79, Lot 52

Property address: Klamath Falls Forest Estates, Hwy 66, Plat #4, Block 79, Lot 52

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 deed on the date set forth above.

John T. Butler
Signature
John T. Butler
Print name
Grantor
Capacity

Signature

Print name

Grantor
Capacity

Signature

Print name

Capacity

Signature

Print name

Capacity

STATE OF California

COUNTY OF Orange

Signed and sworn to (or Affirmed) before me on this 5th day of August, 2013, by

John T. Butler

WITNESS my hand and official seal.

M. Stingl
Notary Public
Print name
10/24/14
My commission expires

[NOTARY SEAL]

