

2014-006307

Klamath County, Oregon



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Fee: \$52.00

**RECORDING COVER SHEET**

ORS 205.234

This cover sheet has been prepared by the person presenting the attached instrument for recording. Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

**1. AFTER RECORDING, RETURN TO:**

Required by ORS 205.180(4) & 205.238

Boivin, Uerlings & DiIaconi, P.C.  
Attn: Barbara M. DiIaconi  
803 Main Street, Suite 201  
Klamath Falls, OR 97601

**2. TITLE(S) FOR THE TRANSACTION(S):**

Required by ORS 205.234(1)(a)

Statutory Bargain and Sale Deed

**3. DIRECT PARTY / GRANTOR(S):**

**Name(s) and Address(es)**

Required by ORS 205.234(1)(b)

Isaac L. Sheppard & Wendy L. Sheppard  
2705 Heritage Court  
Klamath Falls, OR 97603

**4. INDIRECT PARTY / GRANTEE(S):**

**Name(s) and Address(es)**

Required by ORS 205.234(1)(b)

Marsha Eccles as Conservator for the  
Estate of Mary Lou Campbell  
P.O. Box T  
Klamath Falls, OR 97601

**5. UNTIL A CHANGE IS REQUESTED,  
ALL TAX STATEMENTS SHALL BE  
SENT TO:**

**Name(s) and Address(es)**

For an instrument conveying or contracting to convey  
fee title, the information required by ORS 93.260

Marsha Eccles as Conservator for the  
Estate of Mary Lou Campbell  
P.O. Box T  
Klamath Falls, OR 97601

Until a change is requested, all tax statements shall be sent to:

Marsha Eccles as Conservator for the Estate of Mary Lou Campbell  
P.O. Box T  
Klamath Falls, OR 97601

After recording return to:

Barbara M. Dilaconi, Esq.  
803 Main Street – Suite 201  
Klamath Falls, OR 97601-6070

### **STATUTORY BARGAIN AND SALE DEED**

Isaac L. Sheppard and Wendy L. Sheppard, Grantors, convey to Marsha Eccles, as conservator of the Estate of Mary Lou Campbell, Grantee, the following described real property:

Lot 25 of TRACT 1383, SIERRA HEIGHTS, according to the official plat  
Thereof on file in the office of the County Clerk of Klamath County, Oregon.

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.

