

2014-006761

Klamath County, Oregon



00155235201400067610020021

06/25/2014 10:26:35 AM

Fee: \$47.00

BARGAIN AND SALE DEED

Gregory A. Eddins
6913 Hilyard Ct.
Klamath Falls, OR 97603
Grantor

Gregory A. Eddins and
Flora Jean Smith, fka Flora Jean Eddins
6913 Hilyard Ct.
Klamath Falls, OR 97603

Grantee
After recording return to:
Grantee

Until a change is
requested, all tax statements
shall be sent to the following address:
SAME

KNOW ALL MEN BY THESE PRESENTS, that GREGORY A. EDDINS, hereinafter called Grantor for the consideration hereinafter stated, does hereby grant, bargain sell and convey to GREGORY A. EDDINS and FLORA JEAN SMITH, fna FLORA JEAN EDDINS, not as tenants in common but with full right of survivorship, hereinafter called grantee, and unto grantees' heirs, successors and assigns all of her interest in that certain real property with the tenements, hereditments and appurtenances thereunto belonging or in any way appertaining to the following described real property herein in Klamath County, Oregon, to-wit:

Lot 3 and the W 1/2 of Lot 4 in Block 3, of TRACT 1085, COUNTRY GREEN, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

TOGETHER WITH: 1974 BROOKWOOD MANUFACTURED HOME
VIN 3 25IGDS1336
X-PLATE 114283

R-3909-013AB-01800-000 KEY# 568433
ACCT3 M-114283 KEY# 872074

To Have and to Hold the same unto the said grantee and grantee's heirs, successor and assigns forever.

The true consideration for this conveyance is other than money

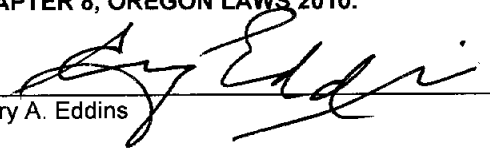
Dated this 25th day of JUNE, 2014.

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

///
///
///
///
///
///
///
///
///

Returned to County

7, CHAPTER 8, OREGON LAWS 2010.



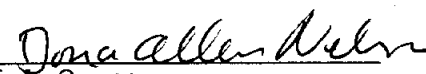
Gregory A. Eddins

STATE OF OREGON County of Klamath)ss.

Personally appeared the above named, Gregory A. Eddins, and acknowledged the foregoing instrument to be his voluntary act and deed.

(S E A L)

Before me:


Notary Public for Oregon

My Commissioner Expires: 3-27-2018

date - 6-25-2014

