

Returned to Consignor



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07/16/2014 03:50:54 PM

Fee: \$42.00

RETURN TO: Douglas W. Roufs 6111 Onyx Ave Klamath Falls, OR 97603	MAIL TAX STATEMENTS: Douglas W. Roufs 6111 Onyx Ave Klamath Falls, OR 97603
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-BARGAIN AND SALE DEED-

Douglas W. Roufs, Fred W. Forsythe and Andrew G. Erickson, as tenants in common, Grantors, whose address is 6111 Onyx Ave, Klamath Falls, OR 97603, convey to Douglas W. Roufs, Fred W. Forsythe, Andrew G. Erickson, Bradford Watson and George Allen as joint tenants with rights of survivorship, Grantees, whose address is 6111 Onyx Ave, Klamath Falls, OR 97603, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lot 7 in Block 5, LONE PINE ON THE SPRAGUE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Acct. No. 3509-014A0-02600-U01

Key No. 253424

The true and actual consideration for this transfer is estate planning.

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 30 day of JUNE, 2014.

Douglas W. Roufs

Fred W. Forsythe

Andrew G. Erickson

STATE OF OREGON                    )  
  ) ss.  
County of Klamath                )

Personally appeared before me this 30 day of JUNE, 2014, the above-named Douglas W. Roufs, Fred W. Forsythe and Andrew G. Erickson and acknowledged the foregoing instrument to be their voluntary act.



Notary Public for Oregon  
My Commission expires: 9-20-2017