

2014-008016

Klamath County, Oregon



00156806201400080160020025

08/01/2014 10:59:52 AM

Fee: \$47.00

After Recording Return to:
Peterson & Prause L.L.P.
P.O. Box 827
McMinnville, Oregon 97128

Until a change is requested, all tax statements
shall be sent to the following address:
No change results from this transfer.

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, that **ADA LYNN NEMOTO BRAUM** and **JOHN GREGORY BRAUM**, hereinafter referred to as "**GRANTOR**," for the consideration hereinafter stated, do hereby **GRANT, BARGAIN, SELL** and **CONVEY** unto **ADA LYNN NEMOTO BRAUM**, hereinafter referred to as "**GRANTEE**," and unto Grantee's successors and assigns, all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in County of Klamath, State of Oregon, described as follows, to-wit:

Lot 23 in Block 15 OREGON SHORES SUBDIVISION - Tract 1053, in the County of Klamath, State of Oregon as shown on the map filed on October 3, 1973, in Volume 20, pages 21, and 22 of MAPS in the office of the County Recorder of said County.

SUBJECT TO: All liens, encumbrances, easements and restrictions of record.

To have and to hold the same unto the said Grantee and Grantee's successors and assigns forever.

The true and actual consideration for this transfer stated in terms of dollars is none; however, the actual consideration consists of or includes other property or value given or promised, which is the whole consideration.

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, AND 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

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