

2014-008643

Klamath County, Oregon



00157567201400086430020023

08/19/2014 10:45:03 AM

Fee: \$47.00

AFTER RECORDING, RETURN TO:

William M. Ganong
Attorney at Law
514 Walnut Avenue
Klamath Falls OR 97601

SEND TAX STATEMENTS TO:

Wilford A. Dunster, Trustee
Anita D. Palms, Trustee
346 Riverside Drive
Klamath Falls, Oregon 97601

BARGAIN AND SALE DEED

Wilford Arthur Dunster, Grantor, conveys unto Wilford A. Dunster and Anita D. Palms, as Trustees of the Wilford A. Dunster Trust, uad July 2, 2104, and their successor in Trust, Grantees, all of his right, title, and interest in the real property located in Klamath County, Oregon, more particularly described as follows:

Easterly 100' of Lot 11, Block 4, of West Klamath Falls (formerly Linkville) according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Assessor's Parcel No. R-3809-032CD-00600 and
Property ID # R631070

More commonly referred to as 346 Riverside Drive, Klamath Falls, Oregon.

This deed is made for estate planning purposes and no consideration has been paid heretofore.

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

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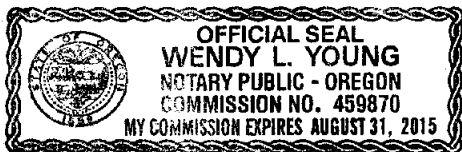
195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010."

Dated this 18 day of July 2014.

Wilford Arthur Dunster
Wilford Arthur Dunster

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on July 18, 2014 by Wilford Arthur Dunster.



Wendy L. Young
Notary Public for Oregon
My Commission Expires: 8.31.2015