

Dwain C Bumgarner Jr

135 JAY ST

Klamath Falls OR 97601

Grantor's Name and Address

Natalia Vladamirovna Bumgarner

135 JAY ST

Klamath Falls, OR 97601

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Natalia Vladamirovna Bumgarner

135 JAY ST

Klamath Falls OR 97601

Until requested otherwise, send all tax statements to (Name, Address, Zip)

Natalia Vladamirovna Bumgarner

135 JAY ST

Klamath Falls OR 97601

2014-008659

Klamath County, Oregon



00157588201400086590010017

08/19/2014 12:05:56 PM

Fee: \$42.00

and/or as fee/tile/instrument/micronim/reception

No. _____, Records of said County.

Space Reserved
for
Recorder's Use

Witness my hand and seal of County affixed,

Name

Title

By _____, Deputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Dwain C Bumgarner Jr
hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
Natalia Vladamir Bumgarner

hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

LEGAL DESCRIPTION:

Lots 3 through 6 inclusive, Block 23 of the Re-Subdivision of Block 23, Industrial Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Also, beginning at the intersection of the center line of a vacated alley lying between Lots 6 through 7 of Block 23, Industrial Addition to the City of Klamath Falls, Oregon, and the North line of Jay Street as now located; thence East along the North line of Jay Street, 2 feet; thence in a Northeasterly direction to the Northwest corner of Lot 6, said Block and Addition; thence South to the Southwest corner of said Lot 5; thence West along said North line of Jay Street to the point of the beginning.

Subject to:

Convenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

Tax Account No.: R418140

Map Tax Lot No.: R-3809-033AB-07600-000

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 10.00 (Ten). (here comply with the requirements of ORS 93.930)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

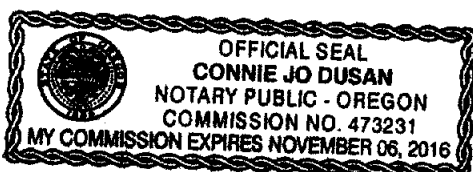
IN WITNESS WHEREOF, the grantor has executed this instrument on August 19, 2014: if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer of other person duly authorized to do so by order of its board of directors.

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, ABD 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 434, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dwain C Bumgarner Jr

STATE OF OREGON, County of _____) ss.

On Aug 19, 2014, personally appeared before me, Connie Jo Dusan the above named Dwain C. Bumgarner Jr and acknowledged the foregoing instrument to be their voluntary act and deed.



Connie Jo Dusan
Notary Public of Oregon

My commission expires: Nov 6 2016