

DWAIN BUMGARNER
135 Jay St
Klamath Falls OR 97601
 Grantor's Name and Address

NATALIA VLADIMIROVNA BUMGARNER
135 JAY ST
Klamath Falls OR 97601
 Grantee's Name and Address

After recording, return to (Name, Address, Zip):
NATALIA VLADIMIROVNA BUMGARNER
135 JAY ST
Klamath Falls OR 97601

Until requested otherwise, send all tax statements to (Name, Address, Zip)
NATALIA VLADIMIROVNA BUMGARNER
135 JAY ST
Klamath Falls OR 97601

2014-008660
 Klamath County, Oregon



08/19/2014 12:06:03 PM

Fee: \$42.00

and/or as fee/instrument/microfilm/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 BUMGARNER
 hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto _____
NATALIA VLADIMIROVNA 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:

Parcel 1:

Lots 7 and 8, RESUBDIVISION 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.

Parcel 2:

Being a portion of the vacated alley described as follows:
 Beginning at the Southeast corner of Lot 7, RESUBDIVISION 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; thence North along the East line of said Lot 7, and the West line of vacated alley a distance of 108 feet to the most Westerly Southwest corner of Lot 15; thence East a distance of 8 feet to the center of the vacated alley; thence South, a distance of 108 feet to a point on the North line of Jay Street, said point being the center of the vacated alley; thence West, along the North line of Jay Street to the point of beginning. EXCEPTING THEREFROM the North 16 feet thereof.

This property is free of encumbrances created or suffered by the Grantor, EXCEPT:
 Easement recorded September 8, 1976 in Volume M76, Page 14059

Tax Account No. R417016 Map Tax Lot No.: R-3809-033AB-01100-000

(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.

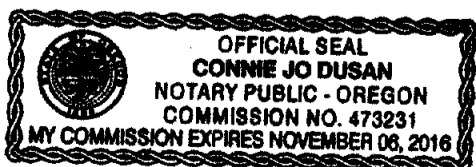
IN WITNESS WHEREOF, the grantor has executed this instrument on August 19, 2014: if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer of other person duly authorized to do so by order of its board of directors.

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 Bumgarner

STATE OF OREGON, County of Klamath) ss.

On Aug. 19, 2014, personally appeared before me, Connie Jo Dusan the above named DWAIN BUMGARNER 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