

2014-009274

Klamath County, Oregon

RETURN TO:	MAIL TAX STATEMENTS:
Nancy R. Boyd 1281 Wild Plum Drive Klamath Falls, OR 97601	Nancy R. Boyd 1291 Wild Plum Drive Klamath Falls, OR 97601



09/05/2014 02:19:12 PM

Fee: \$42.00

BARGAIN AND SALE DEED

Andrew C. Brandsness, Grantor, whose address is 1003 Wild Plum Alley, Klamath Falls, OR 97601, conveys to Nancy R. Boyd, Grantee, whose address is 1291 Wild Plum Drive, Klamath Falls, OR 97601, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lot 8 in Block 2, Tract 1091, LYNNEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this transfer is dissolution of marriage. This deed is subject to the terms of the General Judgment of Dissolution of Marriage entered June 30, 2014 in Klamath County Circuit Court Case No. 1202356CV.

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 16 day of July, 2014.

Andrew C. Brandsness

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 16 day of July, 2014, the above-named Andrew C. Brandsness and acknowledged the foregoing instrument to be his voluntary act.

Nancy L. Mann
Notary Public for Oregon
My Commission expires: 11-1-15

