

2014-011000

Klamath County, Oregon



00160439201400110000020021

10/21/2014 11:02:29 AM

Fee: \$47.00

**MAIL TAX STATEMENTS TO:**

James E. Kramer  
1319 Dorothy Ln  
Fullerton, CA 92831

**AFTER RECORDING RETURN TO:**

Leo S.G. McGranahan  
PO Box 42  
Gates, OR 97346

**STATUTORY BARGAIN AND SALE DEED**

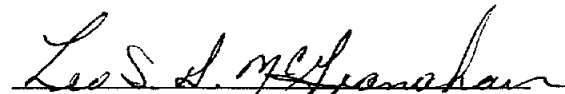
*Leo Stewart Granvel McGranahan*, Grantor, conveys to *James E. Kramer*, Grantee, all of Grantor's interest in the following described real property situated in the County of Klamath, State of Oregon:

Lot 73, Block 31 in the Fourth addition to the Nimrod River Park as shown on map of Klamath County, State of Oregon.

The true and actual consideration for this conveyance is ZERO Dollars (\$0).

The following is the notice as required by Oregon law: "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 24 day of June, 2014.

  
Leo Stewart Granvel McGranahan

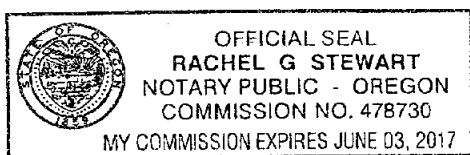
STATE OF OREGON

)  
) ss.  
)

COUNTY OF MARION

On this 24 day of June, 2014, personally appeared the above named **Leo Stewart Granvel McGranhan** and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:



  
\_\_\_\_\_  
Notary Public for Oregon  
My Commission Expires: 6-3-17