

2014-011328

Klamath County, Oregon



00160816201400113280020029

10/28/2014 01:39:07 PM

Fee: \$47.00

After recording, return to:

Stephen D. Dixon
Merrill O'Sullivan, LLP
805 SW Industrial Way, Suite 5
Bend, OR 97702

Until a change is requested,
send tax statements to:

Dean M. Wilson
2343 Gettle Street
Klamath Falls, OR 97603

STATUTORY BARGAIN AND SALE DEED

LISA M. WILSON, aka Lisa Marie Wilson, Grantor, conveys to DEAN M. WILSON, aka Dean Michael Wilson, Grantee, the following-described real property located at 2343 Gettle Street, Klamath Falls, Oregon, which is more specifically described as follows:

The southerly 73.87' of Lots 19, 20, 21 and 22, Block 1, St. Francis Park, Klamath County, Oregon (being a portion of the NE1/4 SW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian).

The Klamath County Assessor identifies the property as:

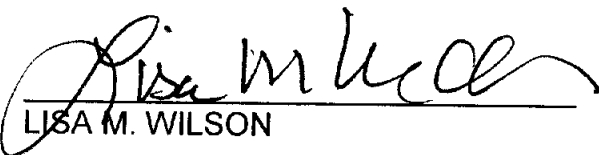
<u>Code</u>	<u>Map and Tax Lot</u>	<u>Key #</u>
41	Map 3909-2CA, Tax Lot 2700	R518577

The consideration for this transfer is \$30,000 and other good and valuable consideration as more specifically set forth in the terms of that General Judgment of Dissolution of Marriage With Support and Money Awards dated October 1, 2014, entered in the Matter of the Dissolution of Marriage of Dean M. Wilson and Lisa M. Wilson in Deschutes County Circuit Court Case No. 12DS0436.

Said property is conveyed subject to all easements, restrictions, reservations, rights of way, encumbrances and other items of record and those apparent upon the land, if any, as of the date of this deed, and the balance of the indebtedness owing in connection therewith to Balden Nagra, Daniel G. Koller, Ellen Koller and Jeannie Ross, in the amount of approximately \$147,989, which Grantee shall assume and pay and hold Grantor harmless therefrom.

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.

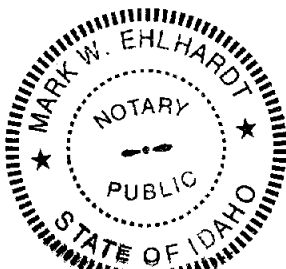
By execution of this instrument, Grantor certifies that she is not a "foreign person" as that term is defined in the Internal Revenue Code, Section 1445.



LISA M. WILSON

Dated: 10 21, 2014

STATE OF IDAHO)
County of Ada) ss.

The foregoing instrument was acknowledged before me this 21st day of October, 2014, by Lisa M. Wilson.




Notary Public for Idaho
Com exp 11/21/18