



11/12/2014 11:59:48 AM Fee: \$42.00

Returned to Counter

RETURN TO: Brandsness, Brandsness & Rudd, P.C 411 Pine Street. Klamath Falls, OR 97601	MAIL TAX STATEMENTS: Theodore Strunk 12207 Highway 140 East Klamath Falls, OR 97603
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GRANTOR:
Lora L. Dowless, Trustee of
The 2010 Laver Family Trust
4184 Clay Place SE
Albany, OR 97321

GRANTEE:
Theodore Strunk
12207 Highway 140 East
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

Lora L. Dowless, Trustee of the 2010 Laver Family Trust, Grantor, conveys
to Theodore Strunk, Grantee, the following described real property situated in
the County of Klamath, State of Oregon, to-wit:

Lot Twelve (12) in Block 4, Bryant Tracts No. 2, 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 an inheritance.

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 4 day of November 2014.

Lora L. Dowless, Trustee of the
2010 Laver Family Trust

STATE OF OREGON)
) ss.
County of Linn)

Personally appeared before me this 4th day of November 2014,
Lora L. Dowless, and acknowledged the foregoing instrument to be her voluntary
act and deed.

Notary Public for Oregon
My Commission expires: 7-1-2017

