FORM No. 723 – BARGAIN AND SALE DEED.

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2014-012695
Klamath County, Oregon

00162471201400126950010015

12/09/2014 09:09:04 AM Fee: $42.00

Grantor's Name and Address

Grantee's Name and Address

After recording, return to (Name and Address):
Fran A. Knaggs
5512 Mason Lane
Klamath Falls OR 97601

Until requested otherwise, send all tax statements to (Name and Address):
Fran A. Knaggs
5512 Mason Lane
Klamath Falls OR 97601

SPACE RESERVED FOR RECORDER'S USE

Retained ● Counter

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Fran A. Knaggs, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Frances A. Knaggs, trustee of the Frances A. Knaggs Revocable Living Trust, 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 *(legal description of property)*:

Lot 30 Block 13, Tract 1170 THIRD ADDITION TO THE MEADOWS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

(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 $ 0. ① However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration.① (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on December 9, 2014; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

Fran A. Knaggs
Fran A. Knaggs

STATE OF OREGON, County of Klamath)ss.
This instrument was acknowledged before me on Dec 9 2014,
by Fran A. Knaggs.
~~This instrument was acknowledged before me on~~ ,
~~by~~
~~as~~
~~of~~

Heather Sciurba
Notary Public for Oregon
My commission expires Jan 9 2018

OFFICIAL STAMP
HEATHER ANNE SCIURBA
NOTARY PUBLIC- OREGON
COMMISSION NO. 923466
MY COMMISSION EXPIRES JANUARY 09, 2018

PUBLISHER'S NOTE: If using this form to convey real property subject to ORS 92.027, include the required reference.