

2014-012930

Klamath County, Oregon

12/16/2014 08:46:39 AM

Fee: \$47.00



After recording return to:
Patrick and Paula Brown
P.O. Box 1079
Ashland OR 97520

Until a change is requested all tax
statements shall be sent to the
following address:
Same as above

THIS SPACE RESERVED FOR RECORDER'S USE

FA-
File No.: 7162-2353522 (jas)

Date: December 09, 2014

ACCOM

This instrument filed for record as an
accommodation only. It has not been
examined as to its effect upon the title.

First American Title Co.

STATUTORY BARGAIN AND SALE DEED

Paula C. Brown, Grantor, conveys to **Patrick D. Flannery and Paula C. Brown, husband and wife as tenants by the entirety**, Grantee, the following described real property:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

The improvements constituting real property only as located on Lot 3, Block W, LAKE OF THE WOODS RECREATION SUB-UNIT (SUMMER HOMESITES), according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true consideration for this conveyance is **\$0.00**. (Here comply with requirements of ORS 93.030)

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.

APN: R70853

Bargain and Sale Deed
- continued

File No.: 7162-2353522 (jas)
Date: 12/09/2014

Dated this 10th day of December, 2014.

Paula C. Brown
Paula C. Brown

STATE OF Oregon)
)ss.
County of Jackson)

This instrument was acknowledged before me on this 10th day of December, 2014
by **Paula C. Brown**.

Julie Austad-Schamaneck
Notary Public for Oregon 6.21.2015
My commission expires:

