## 2014-012931

Klamath County, Oregon 12/16/2014 08:46:39 AM

Fee: \$47.00



After recording return to: Patrick D. Flannery and Paula C. Brown 821 Country Club Dr Ojai, CA 93023

Until a change is requested all tax statements shall be sent to the following address:
David A. Brown and Rhonda R. Brown 821 Country Club Dr
Ojai, CA 93023

File No.: 7162-2353522 (jas) ACCO Date: December 09, 2014 THIS SPACE RESERVED FOR RECORDER'S USE

## STATUTORY BARGAIN AND SALE DEED

Patrick D. Flannery and Paula C. Brown, husband and wife as tenants by the entirety, Grantor, conveys to Patrick D. Flannery and Paula C. Brown, husband and wife as tenants by the entirety as to an undivided 50 % interest and David A. Brown and Rhonda R. Brown, husband and wife as tenants by the entirety, as to an undivided 50% interest all as tenants in common, 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 \$150,000.00. (Here comply with requirements of ORS 93.030)

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

First American Title Co.

Bargain and Sale Deed - continued

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

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INOUIRE 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 th	gis ID L day of IQ	ecember, 2014.
Patrick D.	D. Ham. Flannery	Paula C. Brown
STATE OF	Oregon	) )ss.
County of	Jackson	) h 10.
This instrument was acknowledged before me on this 10 day of Wellmur, 2014 by Patrick D. Flannery and Paula C. Brown.		
		Julu austral Schamanek
JULIE	OFFICIAL STAMP AUSTAD-SCHAMANEK	Notary Public for Oregon  My commission expires: 21, 2015

My commission expires:

JULIE AUSTAD-SCHAMANEK NOTARY PUBLIC - OREGON COMMISSION NO. 457957A MY COMMISSION EXPIRES JUNE 21, 2015