



JAMES O. PRESTON

PO BOX 706

Keno, OR 97627

Grantor's Name and Address

JAMES O. PRESTON

PO BOX 706

Keno, OR 97627

Grantee's Name and Address

After recording return to:

JAMES O. PRESTON, TRUSTEE

PO BOX 706

Keno, OR 97627

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

SAME AS ABOVE

THIS SPACE RESE

2015-000574

Klamath County, Oregon



00164132201500005740020029

01/21/2015 02:14:12 PM

Fee: \$47.00

**BARGAIN AND SALE DEED**

KNOW ALL MEN BY THESE PRESENTS, That

**JAMES ODON PRESTON, ALSO KNOWN AS JAMES O. PRESTON and DIANE G. PRESTON,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

**JAMES O. PRESTON AND DIANE G. PRESTON TRUSTEES OF THE JAMES O. PRESTON AND DIANE G. PRESTON 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 anyway appertaining, situated in the County of **KLAMATH**, State of Oregon, described as follows, to wit:

**PARCEL ONE:**

Lot 13 in Block 3 of Tract No. 1083, Cedar Trails, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**PARCEL TWO:**

Lot 6, Block 10, First Addition to Klamath River Acres, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is ESTATE PLANNING.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

Returned to County

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

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

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.

In Witness Whereof, the grantor has executed this instrument this 21<sup>st</sup> day of JAN., 15; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

  
DIANE G. PRESTON

  
JAMES ODON PRESTON

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 1-21-, 2015 by JAMES ODON PRESTON and DIANE G. PRESTON.

  
(Notary Public for Oregon)

My commission expires 9-8-17

