Ellis Juanita CRIV053A

2015-000898 Klamath County, Oregon

0016455020150000898002025

02/02/2015 09:44:26 AM

Fee: \$52.00

When recorded mail to:

State of Oregon, Estate Administration Unit P.O. Box 14021 Salem, OR 97309-5024

Assignee:

Russell D. Springer & Kathleen I. Springer 890 Lakeshore Dr. Klamath Falls, OR 97601

SEND TAX STATEMENTS TO: Russell D. Springer & Kathleen I. Springer 890 Lakeshore Dr. Klamath Falls, OR 97601

BARGAIN AND SALE DEED

The State of Oregon, by and through the Department of Human Services, Estate Administration Unit, Grantor, conveys to Russell D. Springer & Kathleen I. Springer, Grantee all of vendors right title and interest in and to that contract for the sale of real estate dated August 4, 1994, recorded in Klamath County, Volume #M94, Page 24749, which was assigned to the State of Oregon Department of Human Services on August 22, 2005 in Klamath County, Oregon in book/reel/volume M05-62406 and which reference that real property more specifically described as:

Property ID.: R424384 R3808-025DA-01100-000 Lake Shore Gardens, Lot 11B POR

The true consideration for this conveyance is payment in full of said land sale contract.

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, AND SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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 INOUIRE 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855. OREGON LAWS 2009.

Dated: 1-28/15	1	
		Karen Carson, Accounts Receivable Manager of the Estate Administration Unit, Department of Human Services, State of Oregon
State of Oregon)	,
) ss.	
County of Marion		
		January 28, 2015 by <u>Karen Carson</u> the Department of Human Services, State
andy my	Kakel	
		Notary Public for Oregon My Commission Expires: 5/27/18
		My Commission Expires: $5/27/70$

OFFICIAL STAMP
CYNTHIA MARIE STECKEL
NOTARY PUBLIC-OREGON
COMMISSION NO. 928992
MY COMMISSION EXPIRES MAY 27, 2018