

2015-001201

Klamath County, Oregon



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02/10/2015 03:35:37 PM

Fee: \$47.00

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.
620 Main Street
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:

Deena Owens
6110 Madera Drive
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS:

Deena W. Owens and Donald R. Owens, H&W
6110 Madera Drive
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

Deena W. Owens and Donald R. Owens
6110 Madera Drive
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

DEENA OWENS, hereinafter referred to as grantor, conveys to **DEENA W. OWENS and DONALD R. OWENS, Husband and Wife, as tenants by the entirety**, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lot 4, Block 2, Tract No. 1085, COUNTRY GREEN, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Regulations including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
2. Agreement, including the terms and provisions thereof, between Oregon Water Corporation and Henley Land Co., Inc., dated April 10, 1974, recorded May 2, 1974 in Book M-74 at page 5514, Microfilm Records. "There will be a \$51.00 connection fee for water."
3. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, Recorded July 30, 1974 in Book M-74 at Page 9272, Amended June 30, 1975 in Book M-75 at Page 7360.
4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Country Green.

Property ID No.: R567942; Map Tax Lot No.: R-3909-013AA-00700-000

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, i.e., for estate planning purposes.

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

IN WITNESS WHEREOF, the grantor has executed this instrument this 10 day of February, 2015.

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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Deena Owens
Deena Owens

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 10 day of Feb., 2015, by Deena Owens.



Kay Heath
NOTARY PUBLIC FOR OREGON
My Commission expires: 9-24-18