

2015-001202

Klamath County, Oregon



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02/10/2015 03:35:55 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:

SEE EXHIBIT "A" INCLUDED HEREIN BY REFERENCE TO PAGE 2.

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.

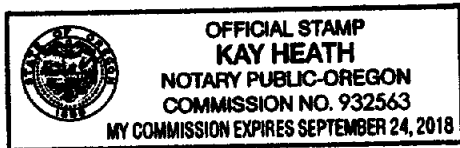
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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

EXHIBIT "A"

PROPERTY DESCRIPTION

Lot 5, Block 2, Country Green, Tract 1085, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon;

Subject to Declaration, including the terms and provisions thereof, executed by HENLEY LAND COMPANY, INC., dated July 22, 1974, and recorded July 30, 1974, in Volume M-74, Page 9272, Microfilm Records of Klamath County, Oregon; and to Amendment to Declarations executed by said Henley Land Company, Inc., dated June 12, 1975, and recorded M-75, Page 7360, Microfilm Records of Klamath County, Oregon;

Subject to easements and rights of way of record and those apparent on the land; and to agreements, regulations and assessments of any sanitary district.

Subject also to the assessments of Country Green Homeowners' Association; and to contracts and/or liens for irrigation and/or drainage.

Further, the fee title to any lot described as bounded by any street, lane, walkway, park, playground, open area, lake, pond, pool, sidewalk, or any other common property, which has not been dedicated or accepted by the public, and the fee title to any lots shown on the recorded plat of Country Green as abutting upon any such common property, shall not extend to or upon such common property, and the fee title to such common property is reserved by the grantor to be conveyed to the Country Green Homeowners' Association for the common enjoyment of all of the residents in Country Green.

Property ID No.: R567951; Map Tax Lot No.: R-3909-013AA-00800-000