

2015-001224

Klamath County, Oregon



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02/11/2015 10:41:42 AM

Fee: \$47.00

This Instrument prepared by:

Alicia L. Tilque, Esq. California SBN 181928  
1404 South Exmoor Avenue  
Compton, CA 90220  
(917) 577-4435 / (310) 594-1212

When recorded, mail deed, and until a change  
is requested, send future tax statements to:

Joseph B. Tilque, Jr.  
Trustee of the Joseph B. Tilque, Jr. Living Trust  
1404 South Exmoor Avenue  
Compton, CA 90220

Parcel ID Number: Volume M90 Page 712

### BARGAIN AND SALE DEED

THIS INDENTURE, made this 7 day of February, 2015 by the

GRANTOR: Joseph B. Tilque, Jr., Trustee of the Joseph B. Tilque, Jr. Living Trust

To the GRANTEE: The Joseph B. Tilque, Jr. Living Trust

WITNESSETH that the true, actual and lawful consideration for this conveyance is Estate Planning Purposes, the receipt of which is hereby acknowledged, GRANTOR by these presents, hereby grants, bargains and sells, conveys and confirm unto the GRANTEE, and to GRANTEE'S heirs and assigns forever, all those certain lots, pieces or parcels of land situate, lying and being in the United States, County of Klamath, State of Oregon – and bounded and legally described as follows:

BLOCK 36 LOT 48 KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT PLAT NO. 2  
AS RECORDED IN KLAMATH COUNTY OREGON; AND, BLOCK 94 LOT 24 KLAMATH  
FALLS FOREST ESTATES HIGHWAY 66 UNIT PLAT NO. 4 AS RECORDED IN KLAMATH  
COUNTY, OREGON AND ALSO SUBJECT TO ALL CONDITIONS, RESTRICTIONS,  
RESERVATIONS, EASEMENTS, EXCEPTIONS, RIGHTS AND/OR RIGHTS OF WAY  
AFFECTING SAID PROPERTIES.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 deed on the date set forth above.

Joseph B. Tilque Jr.  
Signature

Signature

Joseph B. Tilque Jr.  
Print name

Print name

Capacity

Capacity

State of California )  
County of Los Angeles )

On this 7<sup>th</sup> day of FEBRUARY 2015, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Joseph B. Tilque, Jr., ~~known to me,~~ or proved to be, the person whose name subscribed to the within Instrument, and acknowledged to me that he executed the same.

WITNESS my hand and official seal.

J. DeLoatch, Los Angeles, CA.  
Notary Public in and for said County and State

J. DeLoatch  
Print name

July 21, 2015  
My commission expires

[NOTARY SEAL]

