

2015-001382

Klamath County, Oregon



00165198201500013820020024

02/17/2015 02:57:21 PM

Fee: \$47.00

Returned to County

AFTER RECORDING RETURN TO:

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

GRANTORS' NAME AND ADDRESS:

Karl Graham and Tracy Graham
2306 Linda Vista Drive
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS:

Tracy Graham
2306 Linda Vista Drive
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Tracy Graham
2306 Linda Vista Drive
Klamath Falls, OR 97601

BARGAIN AND SALE DEED

KARL GRAHAM and TRACY GRAHAM, as tenants by the entirety, hereinafter referred to as grantor, conveys to **TRACY GRAHAM**, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lot 2 in Block 1 of FIRST ADDITION TO LOMA LINDA HEIGHTS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

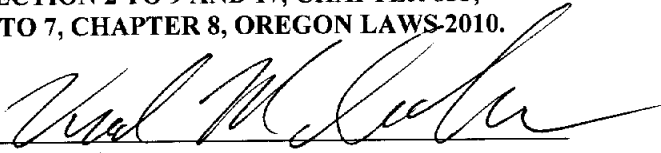
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration; i.e., for estate planning purposes.

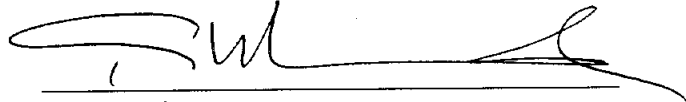
In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantors have executed this instrument this 13th 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.

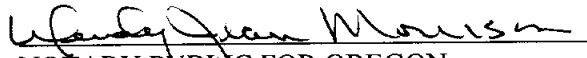

Karl Graham


Tracy Graham

STATE OF OREGON; County of Klamath) ss.

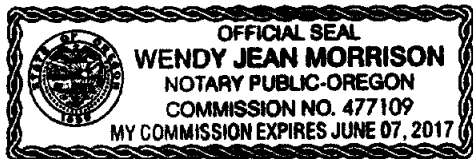
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 13th day of February,
2015, by Karl Graham.

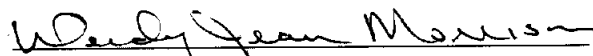



NOTARY PUBLIC FOR OREGON
My Commission expires: June 7, 2017

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 17th day of February,
2015, by Tracy Graham.




NOTARY PUBLIC FOR OREGON
My Commission expires June 7, 2017