

2015-002264

Klamath County, Oregon

03/16/2015 09:57:30 AM

Fee: \$47.00

TAX STATEMENTS: Until a change is requested, all tax statements shall be sent to the following address:

David Campbell
201 Kester Road
Roseburg, OR 97470

AFTER RECORDING RETURN TO:

Benjamin M. Kearney
Arnold Gallagher, P.C.
800 Willamette Street, Suite 800
Eugene, OR 97401

BARGAIN AND SALE DEED

Cynthia Lynn Campbell, Trustee of the Campbell Joint Trust dated November 8, 2001, hereinafter called Grantor, hereby conveys to *David L. Campbell*, as to an undivided 1/3 interest, *Janet L. Nelson*, as to an undivided 1/3 interest, and *Gary D. Hankins*, as to an undivided 1/3 interest, as tenants-in-common, hereinafter called Grantee, all of Grantor's right, title and interest in and to the real property and improvements situated in the County of Klamath, State of Oregon, described as follows:

Lot 25, Block 102, Klamath Falls Forest Estates Highway 66 Unit, Plat No. 4 as recorded in Klamath County, Oregon;

Lot 29, Block 102, Klamath Falls Forest Estates Highway 66 Unit, Plat No. 4 as recorded in Klamath County, Oregon.

The true and actual consideration for this conveyance is distribution of an inheritance.

Any and all liabilities and obligations of Grantor to Grantee, and Grantee's successors and assigns under any warranties and covenants contained in this deed or provided by law shall be limited solely to the amount, nature and terms of any indemnification provided to Grantor under any title insurance policy issued for the benefit of and protecting Grantor. Grantor shall have no liability or obligation to Grantee and Grantee's successors and assigns except to the extent that indemnity for such liability or obligations is provided to Grantor under a title insurance policy.

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 2009, AND 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 2009, AND 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 instrument effective this 24th day of February, 2015.

GRANTOR:

Cynthia L. Campbell

Cynthia Lynn Campbell, Trustee of the Campbell Joint Trust dated November 8, 2001

STATE OF OREGON

SS

COUNTY OF LANE

This instrument was acknowledged before me on February 24, 2015, by *Cynthia Lynn Campbell, Trustee of the Campbell Joint Trust dated November 8, 2001.*

Brenda D. Davis

Notary Public for Oregon

My Commission Expires: *12-26-16*

