

2015-002979

Klamath County, Oregon



00167269201500029790020026

04/02/2015 10:11:09 AM

Fee: \$47.00

AFTER RECORDING RETURN TO:

Sharrol A. Lyons
1515 SW Reindeer Avenue
Redmond, OR 97756

Unless Otherwise Requested, All
Tax Statements Shall be sent to:
Sharrol A. Lyons
1515 SW Reindeer Avenue
Redmond, OR 97756

BARGAIN AND SALE DEED

The true and actual consideration for this conveyance is no dollars, pursuant to the General Judgment of Dissolution of Marriage entered March 26, 2015.

DON D. ROMANO AND SHARROL ANN ROMANO, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE ROMANO LIVING TRUST DATED June 5, 2009, Grantors, grant, bargain, sell and convey unto **SHARROL A. LYONS**, Grantee, the following described real property, situated in the County of Klamath, State of Oregon, to-wit:

Lots 37 and 38 in Block 8, ST FRANCIS PARK, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

(More commonly known as: 4453 Boardman Avenue, Klamath Falls, Oregon)

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

DATED this 13 day of March, 2015.

STATE OF OREGON)
 : ss.
County of Deschutes)

Personally appeared before me this 13 day of March, 2015, the above-named Sharrol Ann Romano and acknowledged the foregoing instrument to be her voluntary act and deed.

Sharrol Ann Romano
SHARROL ANN ROMANO

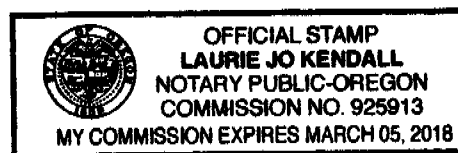
Don D. Romano
DON D. ROMANO

Laurie Jo Kendall
Notary Public - State of Oregon



STATE OF OREGON)
 : ss.
County of Deschutes)

Personally appeared before me this 13 day of March, 2015, the above-named Don D. Romano and acknowledged the foregoing instrument to be his voluntary act and deed.



Laurie Jo Kendall
Notary Public - State of Oregon