

2015-003136

Klamath County, Oregon



00167460201500031360030036

04/07/2015 10:22:07 AM

Fee: \$52.00

AFTER RECORDING, RETURN TO:

William M. Ganong
Attorney at Law
514 Walnut Avenue
Klamath Falls OR 97601

SEND TAX STATEMENTS TO:

Keith G. Colahan, Trustee
Linda J. Colahan, Trustee
3848 Sturdivant Avenue
Klamath Falls OR 97603

BARGAIN AND SALE DEED

This Deed is made for estate planning purposes and no consideration has been paid.

~~Keith Gary Colahan, also known as Keith G. Colahan, and Linda Brooke Colahan, also~~
known as Linda J. Colahan, husband and wife, Grantors, convey unto Keith G. Colahan and
Linda J. Colahan, as Trustees of the Keith and Linda Colahan Trust, Dated March 20, 2015, and
their successors in Trust, Grantees, their interest in the real property in Klamath County, Oregon,
which is more particularly described as follows:

Parcel No. 1: The Easterly 68 feet of Lot 13 and the Westerly 7.0 feet of Lot 14
Burnsdale, Subject to: Regulations, including levies, assessments,
water and irrigation rights and easements for ditches and canals, of
Klamath Irrigation District; Regulations, including levies, liens,
assessments, rights of way and easements of the South Suburban
Sanitary District; restrictions, but omitting restrictions, if any,
based on race, color, religion, or national origin as shown on the
recorded plat; conditions and restrictions, but omitting restrictions,
if any, based on race, color, religion or national origin, imposed by
instrument recorded October 8, 1971, in M71 at page 10632,
Microfilm Records; Easements and rights of way of record and
those apparent on the land, if any.

Klamath County Assessor's Account No. R-3909-010DD-08300
and Key No. R547545, and more commonly referred to as
3848 Sturdivant Avenue, Klamath Falls, Oregon 97603

Parcel No. 2: Lots 36 and 37, Tract A, FRONTIER TRACTS, a platted portion of
Klamath County, according to the official plat thereof on file in the office
of the County Clerk of Klamath County, Oregon.

Klamath County Assessor's Account No. R-3606-010BC-03200
and Key No. R314010

Parcel No. 3: Lots 1 and 2, subdivision of Tracts B & C, FRONTIER TRACTS,
according to the official plat thereof on file in the office of the County
Clerk of Klamath County, Oregon.

Klamath County Assessor's Account No. R-3606-010CB-00800
and Key No. R314877

Parcel No. 4: Lot 35, Tract A, FRONTIER TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Assessor's Account No. R-3606-010BC-03000
and Key No. R314001

Parcel No. 5: A parcel of land situated in Section 10, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Southwest corner of Lot 36, Tract A, FRONTIER TRACTS; thence East 100 feet to the Southeast corner of said Lot 36; thence South 27.3 feet to a point; thence Southwesterly along the Northwest side of O'Neil Drive 118 feet in a straight line to a point which bears South 0° 09' West of the point of beginning; thence North 0° 09' East 89 feet to the point of beginning.

Klamath County Assessor's Account No. R-3606-010CB-00900
and Key No. R314886 and more commonly referred to as 29907 O'Neil Drive, Klamath Falls, Oregon 97601

This deed is made for estate planning purposes and no consideration has been paid heretofore.

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.

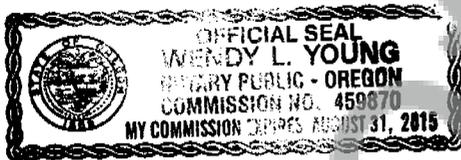
Dated this 20th day of March 2015.

Keith Gary Colahan
Keith Gary Colahan, aka Keith G. Colahan,

Linda J. Colahan
Linda Brooks Colahan, aka Linda J. Colahan,

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on March 20, 2015 by Keith
Gary Colahan, also known as Keith G. Colahan, and Linda Brooks Colahan, also known as
Linda J. Colahan.



Wendy Young
Notary Public for Oregon
My Commission Expires: 8.31.2015