

2015-003563

Klamath County, Oregon



00167951201500035630010013

04/16/2015 11:33:57 AM

Fee: \$42.00

BARGAIN AND SALE DEED

Joan N. Wilkinson, Trustee
30729 Worthington Road
Gustine, CA 95322
Grantor

Roger Southard
1450 Inyo Street
Newman, CA 95360
Grantee

After recording return to:
Grantee
Send tax statements to:
Grantee

KNOW ALL MEN BY THESE PRESENTS, that JOAN N. WILKINSON, TRUSTEE OF THE JOAN N. WILKINSON 2014 TRUST, hereinafter called Grantor for the consideration hereinafter stated, does hereby grant, bargain sell and convey to ROGER SOUTHARD, hereinafter called grantee, and unto grantees' heirs, successors and assigns all of her interest in that certain real property with the tenements, hereditments and appurtenances thereunto belonging or in any way appertaining to the following described real property herein in Klamath County, Oregon, to-wit:

Lot 15, Block 78, of EIGHTH ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

R-3611-008B0-04900-000

To Have and to Hold the same unto the said grantee and grantee's heirs, successor and assigns forever.

The true consideration for this conveyance is the sum of \$6,000.00

Dated this 16th day of April, 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Joan N. Wilkinson, Trustee
Joan N. Wilkinson, Trustee

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named, Joan N. Wilkinson, Trustee, and acknowledged the foregoing instrument to be her voluntary act and deed.

(SEAL)

Before me: Dona Alleen Nelson
Notary Public for Oregon
My Commissioner Expires: 3-27-2018



OFFICIAL STAMP
DONA ALLEEN NELSON
NOTARY PUBLIC - OREGON
COMMISSION NO. 926347
COMMISSION EXPIRES MARCH 27, 2018