

2015-004332

Klamath County, Oregon



00168878201500043320020027

05/06/2015 10:10:48 AM

Fee: \$47.00

After recording return to:

Melvin D. Ferguson
Attorney at Law
514 Walnut Avenue
Klamath Falls, Oregon 97601

Send tax statements to:

Lois E. Stemple
6726 Verda Vista
Klamath Falls, Oregon 97603

BARGAIN AND SALE DEED

Lois E. Stemple and Deborah J. Schooler, not as tenants in common but with right of survivorship, Grantors grant, bargain, sell and convey unto Lois E. Stemple, Grantee, all of that certain real property situated in Klamath County, Oregon and more specifically described as follows:

Lot 18 in Block 22 of Tract 1127, Ninth Addition to Sunset
Village, according to the official plat thereof on file in the office of
the County Clerk of Klamath County, Oregon.


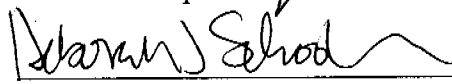
There is no consideration for this transfer. It is done for purposes of estate planning and to correct that deed dated July 17, 2012 and recorded at Vol. 2012, p. 007776 Klamath County Deed Records in which Lois E. Stemple conveyed ownership of the described property to the above referenced Grantor in error.

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

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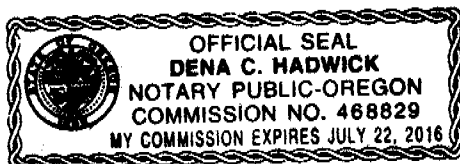
ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

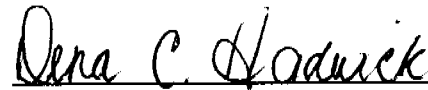
Dated this 5th day of May, 2015.


Lois E. Stemple

Deborah J. Schooler

STATE OF OREGON)
) ss.
County of)

This instrument was acknowledged before me on May 5, 2015, by Lois E. Stemple and Deobrah J. Schooler.




Notary Public - State of Oregon
My commission expires: 7.22.16