

2015-004384

Klamath County, Oregon

05/07/2015 10:40:55 AM

Fee: \$47.00

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

Michael J. Mayerle
Hornecker Cowling LLP
717 Murphy Road
Medford, OR 97504

**UNTIL A CHANGE IS REQUESTED:
SEND ALL TAX STATEMENTS TO:**

Scott R. Davis
4238 Payne Road
Medford, OR 97504

BARGAIN AND SALE DEED

FOR VALUE RECEIVED, JANICE S. DAVIS, as **Grantor**, does hereby grant, bargain, sell and convey unto, SCOTT R. DAVIS, as **Grantee**, all that certain real property located in Klamath County, Oregon, and more particularly described as follows:

Lot 8, Block 8, Original Plat, Klamath River Acres, according to the official plat thereof on file in the records of Klamath County, Oregon.

The consideration for this transfer is ZERO DOLLARS.

TOGETHER WITH all improvements, easements, hereditaments and appurtenances thereto, and subject to such rights, easements, covenants, restrictions and zoning regulations as appear of record or based upon the premises.

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.

IN WITNESS WHEREOF, Grantor has hereunto subscribed her name to this instrument effective May 6, 2015.

GRANTOR:

Janice S. Davis
Janice S. Davis

STATE OF OREGON)
) ss.
County of Jackson)

On May 6, 2015, before me, the undersigned Notary Public in and for said State, personally appeared Janice S. Davis, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.



Kristine M. Davenport
Notary Public for the State of Oregon
My Commission Expires: 8/24/17

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