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07/06/2015 11:32:54 AM

Fee: \$47.00

After recording, return to:
William M. Ganong
Attorney at Law
514 Walnut Avenue
Klamath Falls OR 97601

Send Tax Statements to:
Tony L. De La Rosa
Jenny W. De La Rosa
1455 Kane Street
Klamath Falls OR 97603

BARGAIN AND SALE DEED

Jenny W. De La Rosa, Successor Trustee under the terms of the Katherine Arleen Plaisted Revocable Living Trust, u/d/a May 15, 1997, Grantor, conveys to Tony L. De La Rosa and Jenny W. De La Rosa, husband and wife, Grantees, the real property located in Klamath County, Oregon and more particularly described as:

All that portion of Lot 40, Fair Acres Subdivision No. 1 in the SE $\frac{1}{4}$ of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Northeast corner of said Lot 40; thence Westerly along the North line of Lot 40, 313 feet to the Northwest corner of Lot 40; thence South along the West line of Lot 40; 208.8 feet; thence East 313 feet to the East line of Lot 40; thence North along the East line 208.8 feet to the place of beginning.


Klamath County Assessor's Account No. R-3809-035DC-02601 and Property ID No. R884804, and more commonly referred to as 1509 Kane Street, Klamath Falls OR 97603

The true and actual consideration for this conveyance is inheritance.

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

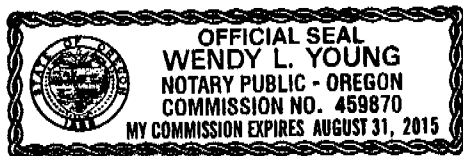
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS 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 30 day of June 2015.


Jenny W. De La Rosa, Successor Trustee
of the Katherine Arleen Plaisted Revocable
Living Trust Dated May 15, 1997

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on June 30, 2015, by Jenny W. De La Rosa, in her capacity as Successor Trustee of the Katherine Arleen Plaisted Revocable Living Trust, u/d/a May 15, 1997.




Notary Public for Oregon
My commission expires: 8.31.2015