

2015-008736

Klamath County, Oregon



00174111201500087360020020

08/05/2015 12:05:40 PM

Fee: \$47.00

AFTER RECORDING, RETURN TO:
William M. Ganong
Attorney at Law
514 Walnut Avenue
Klamath Falls OR 97601

SEND TAX STATEMENTS TO:
Charles M. LaBuwi, Trustee
2647 Greenwich Way
Palm City FL 34990

BARGAIN AND SALE DEED

Charles M. LaBuwi, Grantor, conveys unto Charles LaBuwi, as Trustee of the Charles LaBuwi Trust dated April 21, 2015, and his successors in Trust, Grantees, his interest in the real property in Klamath County, Oregon, which is more particularly described as follows:

Parcels 1 and 3 of Land Partition 17-06, a replat of Lot 8 and a portion of Lot 7 of Tract 1291 – LAKERIDGE PARK, and Lots 8, 9, and 10 of Tract 1432 – QUAIL POINT ESTATES, situated in the NE¼ NW¼ of Section 30, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Klamath County Assessor's Account No. R-3809-030BA-05000-000
and Key No. R876516

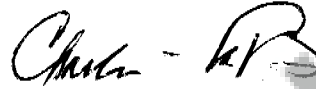
More commonly referred to as 925 Lake Ridge Court, Klamath Falls, Oregon

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.

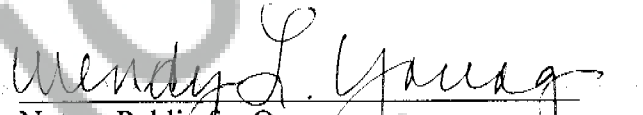
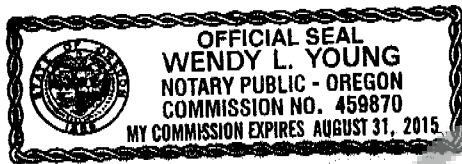
Dated this 30 day of July 2015.



CHARLES M. LABUWI

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on July 30, 2015 by Charles M. LaBuwi.



Notary Public for Oregon
My Commission Expires: 8.31.2015