

2015-009053

Klamath County, Oregon



08/14/2015 08:48:28 AM

Fee: \$47.00

**UNTIL A CHANGE IS REQUESTED ALL
TAX STATEMENTS SHALL BE SENT TO:**

Michelle Beth Ireland, et.al.
921 NE Savage
Grants Pass, OR 97526

AFTER RECORDING RETURN TO:

Ben Freudenberg, Attorney at Law
Davis, Freudenberg, Day & Galli
600 N.W. Fifth Street
Grants Pass OR 97526

BARGAIN AND SALE DEED

KNOW ALL PERSONS BY THESE PRESENTS, that James D. Hicks, Trustee, James D. Hicks and Nora L. Hicks Revocable Living Trust, under agreement dated October 6, 2006 Grantor for the consideration hereinafter stated, does hereby grant, bargain, sell, and convey to Jennifer Mary Twedell, Michele Beth Ireland, David Lee Harrington, Jr., and Joseph Paul Harrington, each as to an undivided one quarter of interest as tenants in common. Grantee herein, all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

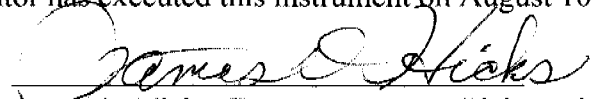
Lot 19 of PELICAN ACRES, according to the official plat thereof. Subject to : Reservations contained in plat and dedication of Pelican Acres, and in Federal patents; agreement dated July 25, 1928, recorded same date ob Volume 82, page 77, of Klamath County, Oregon Deed Records regulating the waters of the Upper Klamath Lake; and to building and use restrictions.

TO HAVE AND TO HOLD the same unto the said Grantees and Grantees' heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars is NONE. However, the actual consideration consists of a transfer made in distribution of trust assets as an advance to the grantees herein.

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, AND 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the Grantor has executed this instrument on August 10, 2015.


James D. Hicks, Trustee James D. Hicks and
Nora L. Hicks Trust dated 10/06/06

STATE OF OREGON)
) ss.
County of Josephine)

THIS INSTRUMENT was acknowledged before me on August 10, 2015, by James D. Hicks, Trustee, James D. Hicks and Nora L. Hicks Revocable Living Trust dated 10/06/06 Grantor herein.


NOTARY PUBLIC FOR OREGON

