

AFFIANT'S BARGAIN AND SALE DEED

2015-010995 Klamath County, Oregon

10/06/2015 10:39:05 AM

Fee: \$47.00

Grantor: Patti L. McIlhagga

17140 SW Cambridge Dr.

Aloha, OR 97007

Grantees: Patti L. McIlhagga

17140 SW Cambridge Dr.

Aloha, OR 97007

Laureen Elizabeth Smith

3615 Maryann Dr. Pinckney, MI 48169

Until a change is requested all tax Statements shall be sent to the following address:

Patti L. McIlhagga 17140 SW Cambridge Dr. Aloha, OR 97007

After recording return to:

Patti L. McIlhagga 17140 SW Cambridge Dr. Aloha, OR 97007

The true consideration for this transfer is other than money.

Patti L. McIlhagga, Affiant under the Affidavit of Claiming Successor (Intestate Small Estate) of Gerald O. Case, deceased, filed February 9, 2015, under Multnomah County Circuit Court Case No. 15PB00546, conveys to Patti L. McIlhagga and Laureen Elizabeth Smith, as tenants-in-common, Grantees, the following described real property:

The W 1/2 of Lots 7 and 8, Block 67 BUENA VISTA ADDITION to the City of Klamath Falls, according the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon aka: 405 Addison Street, Klamath Falls, Oregon

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 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 23 day of September, 2015
An- L M'Mhaga
Patti L. McIlhagga, Affiant
STATE OF OREGON)
County of Clackamas)

On the <u>33</u> day of <u>September</u>, 2015, personally appeared the above-named Patti L. McIlhagga and acknowledged the above instrument to be her voluntary act and deed.

SUBSCRIBED AND SWORN TO before me the 23rd day of September, 2015.

Lina P. U. DOP

OFFICIAL SEAL
ANNA P WOLL
NOTARY PUBLIC-OREGON
COMMISSION NO. 469712
MY COMMISSION EXPIRES JULY 04, 2016

Notary Public for Oregon