

AmeriTitle
MTC 64370 AM

2015-012509

Klamath County, Oregon

11/17/2015 01:55:54 PM

Fee: \$42.00

RETURN TO:

Brandsness, Brandsness &
Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601

MAIL TAX STATEMENTS:

Dale D. Andert
1399 Van Wyck Road
Bellingham, WA 98226

BARGAIN AND SALE DEED

Laurie P. Boccard, Grantor, whose address is 5909 Cheyne Avenue, Klamath Falls, OR 97603, conveys to Dale D. Andert, as Claiming Successor to the Small Estate of Robert Dear. Andert in the Klamath County Circuit Court Case No. 1403908CV, whose address is 1399 Van Wyck road, Bellingham, WA 98226, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Located at 3726 Diamond Street, Klamath Falls, Oregon, more commonly described as Lots 3 and 4, Block 5, Lennox Division, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon Prop Tax Id #R886139

The true and actual consideration for this transfer is \$0.00.

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 16th day of October, 2015.

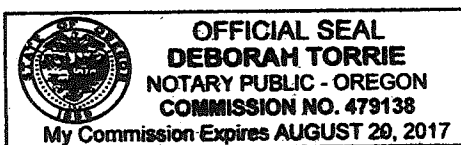

Laurie P. Boccard, Grantor

STATE OF OREGON)

) ss.

County of Klamath)

Personally appeared before me this 16th day of October, 2015, the above-named Laurie P. Boccard, as Grantor, and acknowledged the foregoing instrument to be her voluntary act.




Notary Public for Oregon

My Commission expires: August 20th 2017