

1st 2548327-ALF



After recording return to:

Teresa Erickson

PO Box 95

Klamath Falls or 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Same As Above

File No.: 7021-2548327 (ALF)

Date: November 09, 2015

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY BARGAIN AND SALE DEED

Shannon Lee Erickson and Teresa Lynn Erickson, Grantor, conveys to **Teresa Erickson**, Grantee,
the following described real property:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

The true consideration for this conveyance is **\$clear divorce**. (Here comply with requirements of ORS 93.030)

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 24 day of November, 2015.

F.
57.00

APN: R491774

Bargain and Sale Deed
- continued

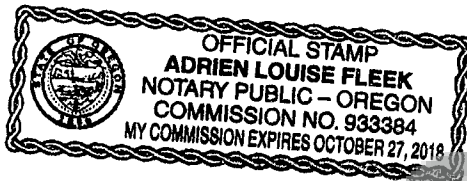
File No.: 7021-2548327 (ALF)
Date: 11/09/2015



Shannon Lee Erickson


Teresa Lynn Erickson

STATE OF Oregon)
)ss.
County of Klamath)

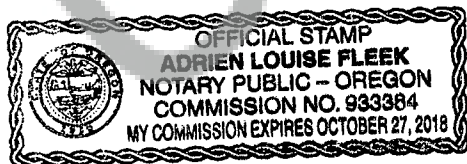
This instrument was acknowledged before me on this 24 day of November, 2015
by **Teresa Lynn Erickson**.




Notary Public for Oregon
My commission expires: 10-27-18

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 24 day of November, 2015
by **Shannon Lee Erickson**.





Notary Public for Oregon
My commission expires: 10-27-18

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Parcel 1 of Land Partition 10-04, said Land Partition being situated in the Southeast 1/4 of Section 20, Southwest 1/4 of Section 21, West 1/2 of Section 28 and in Section 29, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH an easement for roadway as granted by instrument recorded September 15, 1981 in Volume M81, page 16370, Microfilm Records of Klamath County, Oregon.

AND TOGETHER WITH an easement for roadway and utility purposes as granted by instrument recorded September 11, 1991 in Volume M91, page 18288, Microfilm Records of Klamath County, Oregon.