## Returned at Counter

## 2015-013107

Klamath County, Oregon




After recording return to: Arleigh Hartmann and Elizabeth C Hartmann 601 N Alameda Klamath Falls, OR 97601

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

File No.: 7021-2508349 (MT) December 03, 2015 Date:

## STATUTORY BARGAIN AND SALE DEED

Arleigh Hartmann, Grantor, conveys to Arleigh Hartmann and Elizabeth C Hartmann, husband and wife, Grantee, the following described real property:

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

All of that part of lots 12 and 13, Block 26, HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning at a point on the line between Lots 11 and 12, Block 26, said Hot Springs Addition, which point is half way between the Northeasterly line of Alameda Street and the Southwesterly line of the alley located between said Lots 11 and 12 and Lot 6 of said Block; thence from said point of beginning in a Southeasterly direction through said Lots 12 and 13 on a line parallel to the line of the alley aforesaid to the Northwesterly line of Esplanade Street; thence Southwesterly along said line of Esplanade Street to the Northeasterly line of Alameda Street; thence Northwesterly along the Northeasterly line of Alameda Street to the Southwesterly corner common to said Lots 11 and 12; thence in a Northeasterly direction along the lot line between said Lots 11 and 12 to the point of beginning.

The true consideration for this conveyance is \$to convey title only. (Here comply with requirements of ORS 93.030)

Bargain and Sale Deed - continued

File No.: 7021-2508349 (MT) Date: 12/03/2015

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INOUIRE 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 4 day of 1/ECEMBERL	, 20 <u>.45</u> .
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Arleigh Hartmann

STATE OF Oregon

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County of

Klamath

OFFICIAL STAMP ADRIEN LOUISE FLEEK IOTARY PUBLIC - OREGON COMMISSION NO. 933384 MY COMMISSION EXPIRES OCTOBER 27, 2018

This instrument was acknowledged before me on this

by Arleigh Hartmann.

Notary Public for Oregon My commission expires:

day of  $\Omega CCMDCC$  . 2015