

2015-013207

Klamath County, Oregon



00179528201500132070020021

12/08/2015 08:56:44 AM

Fee: \$47.00

COVER SHEET -- BARGAIN AND SALE DEED

Grantors: William Dean Karp and Mary Beth Karp

Grantees: William Dean Karp and Mary Beth Karp, Trustees of the William and Mary Karp Joint Revocable Trust, UAD 11/17/15, or to such Successor Trustee as such trust created under such instrument as may hereafter be appointed

After recording return to: William C. Atwood
Attorney at Law
500 Main Street, Suite B
P.O. Box 1478
Springfield, OR 97477

Until a change is requested, all tax statements should be sent to: William and Mary Karp
245 Fairway Loop
Eugene, OR 97401

BARGAIN AND SALE DEED

William Dean Karp and Mary Beth Karp, GRANTORS, convey to William Dean Karp and Mary Beth Karp, Trustees of the William and Mary Karp Joint Revocable Trust, UAD 11/17/15, or to such Successor Trustee as such trust created under such instrument as may hereafter be appointed, GRANTEES, the following described real property free of any encumbrances except for matters of public record:

Lot 8, Block 4, TRACT 1074, LEISURE WOODS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, 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, 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.

The true consideration for this conveyance is other than monetary.

**Until a change is requested, all tax statements shall be sent to the following address:
William and Mary Karp, 245 Fairway Loop, Eugene, OR 97401**

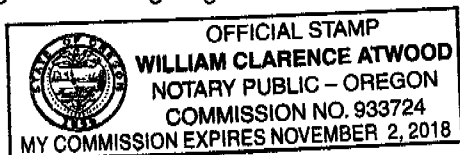
IN WITNESS WHEREOF, GRANTORS executed this instrument this 17th day of November, 2015.

WDK
William Dean Karp

Mary Beth Karp
Mary Beth Karp

STATE OF OREGON, County of Lane) ss.

Personally appeared the above named William Dean Karp and Mary Beth Karp and acknowledged the foregoing instrument to be their voluntary act and deed this 17th day of November, 2015.



William C. Atwood
Notary Public for Oregon
My Commission Expires: 11/2/2018

After Recording Return to:

William C. Atwood
Attorney at Law
500 Main Street, Suite B
P.O. Box 1478
Springfield, OR 97477