

2016-000005

Klamath County, Oregon



00180461201600000050020020

01/04/2016 08:43:48 AM

Fee: \$47.00

AFTER RECORDING, RETURN TO:

William M. Ganong
Attorney at Law
514 Walnut Avenue
Klamath Falls OR 97601

SEND TAX STATEMENTS TO:

James J. Gallagher, Trustee
Cynthia A. Gallagher, Trustee
Post Office Box 359
Chiloquin OR 97624

BARGAIN AND SALE DEED

James J. Gallagher and Cynthia A. Gallagher, Trustees of the Gallagher Family Trust, uad December 30, 2013, and Cynthia A. Gallagher, individually, Grantors, convey unto J & C Farms, LLC., Grantee, all of their right, title, and interest in the real property located in Klamath County, Oregon, more particularly described as follows:

Lot 4 in Block 2 of original town of Chiloquin, according to
the official plat thereof on file in the office of the County Clerk
of Klamath County, Oregon.

Klamath County Assessor's Parcel No. R-3407-034DC-03800-000 and
Property ID # R203363


This deed is made for estate planning purposes and no consideration has been paid heretofore.

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,


BARGAIN AND SALE DEED - 1

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 22 day of December 2015.

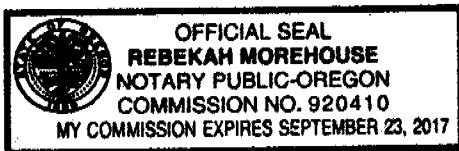

James J. Gallagher, Trustee

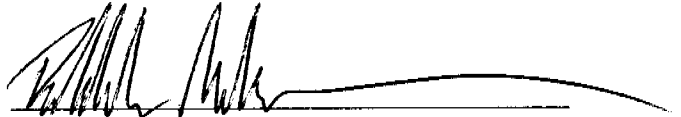

Cynthia A. Gallagher, Trustee


Cynthia A. Gallagher, individually

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on December 22, 2015 by James J. Gallagher and Cynthia A. Gallagher, in their capacities as Trustees of the Gallagher Family Trust, uad December 30, 2013; and by Cynthia A. Gallagher, an individual.




Notary Public for Oregon
My Commission Expires: September 23, 2017