

2016-000133

Klamath County, Oregon



00180623201600001330020025

Grantor Name and Address:

John Bartram
92762 Alvadore Road
Junction City, OR 97448

01/07/2016 09:26:09 AM

Fee: \$47.00

Grantee Name and Address:

John E. Bartram and Adam D. Bartram
92762 Alvadore Road
Junction City, OR 97448

After recording, return to:

Trudeau Law Offices, P.C.
P. O. Box 428
Junction City, OR 97448

Tax statements to: No Change

John E. Bartram
92762 Alvadore Road
Junction City, OR 97448

Tax Lot: R-2407-018A0-01300-000

Tax Account: R146988

Site Address Description: Brewers Ranchos, Block 3, Lot 5

WARRANTY DEED

JOHN BARTRAM (Grantor) conveys and warrants to JOHN E. BARTRAM and ADAM D. BARTRAM (Grantee), not as tenants in common, but with right of survivorship, all of his entire one-half interest as a tenant in common with Steven O'Connor in that certain real property with all improvements thereon located in Klamath County, Oregon, and described as follows:

Lot 5, Block 3, Brewers Ranchos, Klamath County, Oregon according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to: all easements, covenants, conditions, reservations and other restrictions of record.

Site Address Description of Property: Brewers Ranchos, Block 3, Lot 5.

Consideration: The consideration for this conveyance is other than monetary and for estate planning purposes.

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.

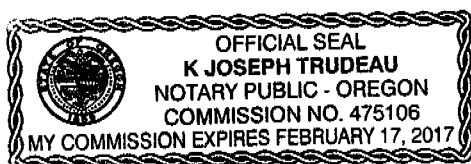
UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated: 12-30, 2015.

John Bartram
JOHN BARTRAM

STATE OF OREGON)
) ss.
County of Lane)

This instrument was acknowledged by JOHN BARTRAM before me on this 30 day of
December, 2015.



K. Trudeau
Notary Public for Oregon
My Commission Expires: 2/17/17