



00181517201600008560020028

01/28/2016 08:25:51 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:

J. Claire Browne, Trustee
2600 Patterson Street
Klamath Falls OR 97603

BARGAIN AND SALE DEED

J. Claire Browne, Grantor, conveys unto J. Claire Browne, as Trustee of the J. Claire Browne Trust Dated January 25, 2016, and her successors in Trust, Grantees, her interest in the real property in Klamath County, Oregon, which is more particularly described as follows:

Lots 24 and 25, Block 1, HOMELAND TRACTS, according to the official plat thereof on file in the records of Klamath County, Oregon.

Klamath County Assessor's Parcel No. R-3909-001CB-00800-000
and Property ID Number R508436

More commonly referred to as: 2600 Patterson Street
Klamath Falls OR 97603

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

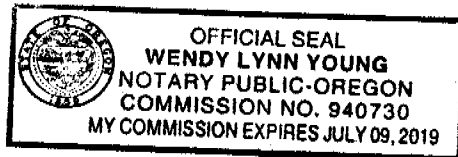
195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 25 day of January 2016.

J. Claire Browne
J. CLAIRE BROWNE

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on January 25, 2016 by J. Claire Browne.



Wendy Lynn Young
Notary Public for Oregon
My Commission Expires: 7.9.19