

2016-001010

Klamath County, Oregon



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02/01/2016 03:48:25 PM

Fee: \$47.00

Returned at Counter

After recording, return to :  
Brandsness, Brandsness & Rudd, P.C.  
Attorneys at Law  
411 Pine Street  
Klamath Falls, OR 97601

Send tax statements to:  
Mary Marla Brewer  
5240 Altamont Drive  
Klamath Falls, OR 97603

Grantor:  
Donna Rae Schroeder Lawson, PR  
P. O. Box 82  
Midland, OR 97634

Grantee:  
Christopher and Donna Lawson, Co-Trustees  
P. O. Box 82  
Midland, OR 97634

**-BARGAIN AND SALE DEED-**

Donna Rae Schroeder Lawson, Personal Representative of the Estate of Larry Charles Gray, Grantor, conveys to Christopher Charles Lawson and Donna Rae Schroeder Lawson, as Co-Trustees of the Christopher and Donna Lawson Trust, u/a/d March 15, 2014, Grantee, the following described real property situated in Klamath County, Oregon:

The South ½ of Lot 30, ALTAMONT SMALL FARMS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Except the East 10 feet conveyed to Klamath County by deed recorded September 11, 1944 in Volume 168, pages 567, 569, and 570, Deed Records of Klamath County, Oregon.


Also and excepting all that portion lying within USBR A-3-F Lateral.

The true and actual consideration for this conveyance is \$0 –estate distribution in accordance with the Order Approving final Account; Judgment of Final Distribution in the Estate of Larry Charles Gray, Klamath County Circuit Court Case #1302428CV.

**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, AND 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**

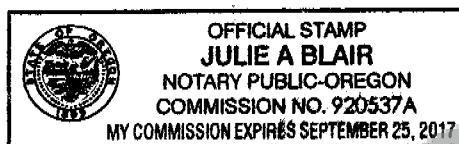
SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.


DATED this 26 day of January, 2016.

  
Donna Rae Schroeder Lawson, Personal Representative  
of the Estate of Larry Charles Gray

STATE OF OREGON    )  
                                  ) ss.  
County of Klamath    )

Personally appeared before me this 26<sup>th</sup> day of January, 2016, the above-named Donna Rae Schroeder-Lawson, Personal Representative of the Estate of Larry Charles Gray and acknowledged the foregoing instrument to be her voluntary act and deed. Before me:



  
Notary Public for Oregon  
My Commission Expires: 9/25/2017