

2016-001279

Klamath County, Oregon



00182024201600012790010019

02/09/2016 10:14:02 AM

Fee: \$42.00

Grantor's name and address:

Julie Ryder

415 N. Laguna Street

Klamath Falls, Oregon 97601

Send Tax Statements to Grantees at:

212 E Yahookin Street

Chiloquin, Oregon 97624

After recording return to person recording or to:

Richard Fairclo, Attorney

409 Pine Street, Suite 209

Klamath Falls, OR 97601

Returned at Counter

BARGAIN & SALE DEED

I, Julie Ryder, widow of Mark Vedel Bendixen, Convey to Lars Bendixen, the following described real property, in Klamath County, Oregon free of liens and encumbrances, except as specifically set forth herein:

Lot 4, Block 8, FIRST ADDITION TO CHILOQUIN, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

SUBJECT TO reservations and restrictions of record, easements and rights of way of record and those apparent on the land, contracts and/or liens for irrigation and/or drainage. The true and actual consideration for this conveyance is \$1.00 and other valuable consideration.

This conveyance includes all interest that said Grantor may have, to the extent I may convey and transfer such interest. I recite that I am one of the heirs of my beloved husband Mark Vedel Bendixen, who died on November 14, 2014 and make this conveyance of my own free will.

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 4th day of February, 2016.

Julie Ryder

STATE OF OREGON |
| ss.
County of Klamath |

The foregoing instrument was acknowledged before me this 4 day of FEBRUARY, 2016 by Julie Ryder.

Notary Public for Oregon
My Commission expires:

