



00183494201600025150020021

03/08/2016 08:45:26 AM

Fee: \$47.00

Grantor Name/Address:

Joseph William Sagmiller
13098 Smoke Tree Place
Oregon City, OR 97045

Grantee Name/Address:

Joseph and Diane Sagmiller, Trustees
Sagmiller Revocable Trust
13098 Smoke Tree Place
Oregon City, OR 97045

Until a change is requested,
send tax statements to:

Joseph William Sagmiller
13098 Smoke Tree Place
Oregon City, OR 97045

After recording return to:

Law Office of Karen B. Dawson PC
5695 Hood Street
West Linn, OR 97068

BARGAIN AND SALE DEED

JOSEPH WILLIAM SAGMILLER, Grantor, conveys and warrants to **Joseph William Sagmiller and Diane Elizabeth Sagmiller, Trustees, or their successors in trust, of the SAGMILLER REVOCABLE TRUST** dated February 23, 2016, and any amendments thereto, Grantee, the following described real property:

TWP 36 Range 11, Block Section 11, Tract Government Lot 12 lying south of the Sprague River and E2 Government Lot 13, Acres 17.67, in the County of Klamath, State of Oregon

SUBJECT TO: All liens, encumbrances, easements, covenants, conditions and restrictions of record or otherwise discoverable in the public records of any governmental agency, and any easements, encroachments, or other conditions and restrictions apparent from a visual inspection of the property.

The consideration for this conveyance is \$0. The purpose of this transfer is to fund a revocable living trust

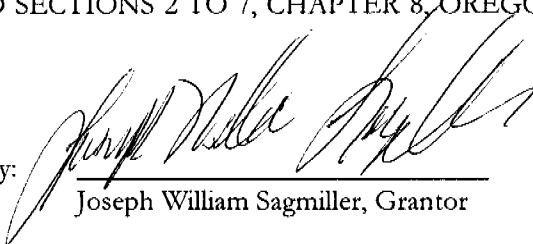
The liability and obligation of Grantor to Grantee and Grantee's successors under the warranties contained herein shall be limited to the amount, nature and terms of any title insurance coverage available to Grantor under any title insurance policy. Grantor shall have no liability or obligations except to the extent that reimbursement for such liability or obligation is available to Grantor under any title insurance policy.

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: February 23, 2016

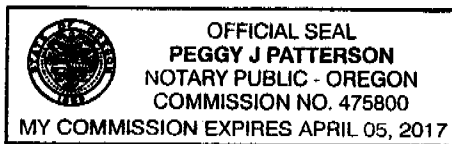
By:

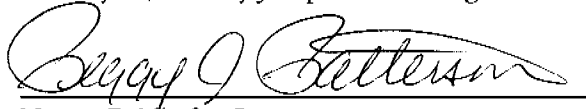

Joseph William Sagmiller, Grantor

STATE OF OREGON)

County of Clackamas) ss

This instrument was acknowledged before me on February 23, 2016 by Joseph William Sagmiller.




Notary Public for Oregon