



00184318201600031920020020

03/28/2016 08:46:48 AM

Fee: \$47.00

**UNTIL A CHANGE IS REQUESTED
ALL TAX STATEMENTS SHALL BE
SENT TO:**

Donald M. Wagner, Trustee
15656 S. Redland Road
Oregon City, OR 97045

**AFTER RECORDING,
RETURN TO:**

Cinda M. Conroyd
Douglas, Conroyd, Gibb & Pacheco, P.C.
P.O. Box 469
Salem, OR 97308

BARGAIN AND SALE DEED

DONALD M. WAGNER, Trustee of the MARVIN G. WAGNER FAMILY TRUST, **Grantors** convey to DONALD M. WAGNER, Trustee of the MARVIN G. WAGNER FAMILY CS TRUST created by the MARVIN G. WAGNER FAMILY TRUST, dated September 5, 1996, **Grantee**, all of their interest in the real property in Klamath County, Oregon described as follows:

Lot 12, Block 1, Crescent Meadows, County of Klamath and State of Oregon.

SUBJECT TO: All liens and encumbrances of record or apparent on the property by inspection.

The true and actual consideration for this conveyance is \$0.00 and is a transfer to an irrevocable trust upon the death of the Trustor.

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

