

2016-003964

Klamath County, Oregon

Return to:

Timothy & Candice Battrell
PMB 445
18160 Cottonwood Road
Sunriver, OR 97707

THIS SPACE



00185268201600039640010012

04/20/2016 08:25:42 AM

Fee: \$42.00

Send tax statements to:

Timothy & Candice Battrell
PMB 445
18160 Cottonwood Road
Sunriver, OR 97707
R153951
R153960

BARGAIN AND SALE DEED

Candice C Battrell and Timothy G Battrell, husband and wife, Grantor, conveys to Candice C Battrell and Timothy G Battrell Revocable Trust, dated December 13, 2010, Grantee, all of the Grantor's interest in the following described real property located in Deschutes County Oregon:

Parcel 1: Lot 15 in Block 30 of CRESCENT, EXCEPTING THEREFROM that portion conveyed to the State of Oregon by and through its Highway Commission by deed recorded August 31, 1943 in Deed Volume at 158 page 169; "Also that portion of the Northwestern half of vacated alley in said Block 39 bordering said lot."

Parcel 2: Lots 16 and 17 in Block 30 of CRESCENT, EXCEPTING THEREFROM that portion conveyed to the State of Oregon by and through its Highway Commission by deed recorded April 29, 1943 in Deed Volume 155 at page 31. "ALSO that portion of the Northwestern half of vacated alley in said Block 30 bordering said lot."

The true consideration for this conveyance is none (transfer to grantor's trust)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS195.300, 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 ORS92.010OR215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS195.300,195.301 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. The foregoing language is included for the purpose of compliance with Oregon statutory requirements only, and is not intended to affect, limit or impair the rights and obligations the parties under any other terms and conditions of this instrument.

DATED this 15th day of April, 2016.

Timothy G Battrell

Candice C Battrell

STATE OF OREGON, County of Deschutes) ss

The foregoing instrument was acknowledged before me this 15th day of April, 2016 by Timothy G Battrell and Candice C Battrell, as husband and wife.


Notary Public for Oregon
My Commission Expires: 8-26-19