

2016-004479

Klamath County, Oregon



00185889201600044790020026

05/03/2016 09:34:41 AM

Fee: \$47.00

AFTER RECORDING, RETURN TO:

William M. Ganong  
Attorney at Law  
514 Walnut Avenue  
Klamath Falls OR 97601

SEND TAX STATEMENTS TO:

Cheryl Whitlatch, Trustee  
1754 Kane Street  
Klamath Falls OR 97603

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## BARGAIN AND SALE DEED

Cheryl L. Whitlatch, Grantor, conveys unto Cheryl Whitlatch, as Trustee of the Cheryl Whitlatch Family Trust, Dated April 28, 2016, and her successors in Trust, Grantees, her interest in the real property in Klamath County, Oregon, which is more particularly described as follows:

Lot 23 and the N½ of Lot 24 of YALTA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Assessor's Parcel No. R-3909-002AB-05400-000  
and Property ID Number R 511921

More commonly referred to as 1754 Kane Street, Klamath Falls, Oregon 97603

This deed is made for estate planning purposes and no consideration has been paid heretofore.

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. 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,

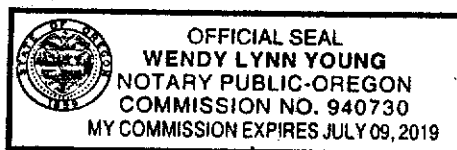
OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

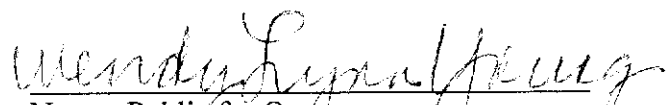
Dated this 28 day of April 2016.

  
CHERYL L. WHITLATCH

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on April 28, 2016 by Cheryl L. Whitlatch.



  
Notary Public for Oregon  
My Commission Expires: 7.9.19