

2016-006391

Klamath County, Oregon



00188171201600063910030039

06/16/2016 11:34:34 AM

Fee: \$52.00

After Recording Return to:

Tami L. Carr
11599 Marissa Court
Gold River, CA 95670

Until a change is requested, please
forward all tax statements to:

Tami L. Carr
11599 Marissa Court
Gold River, CA 95670

Tax Assessor's Account No. R892158

BARGAIN AND SALE DEED

This DEED made this 11th day of November, 2015, between **BRUCE M. CARR and TAMI L. CARR, TRUSTEES OF THE BRUCE AND TAMI CARR REVOCABLE TRUST**, and **BRUCE M. CARR and TAMI L. CARR, individually**, Grantors, whose street addresses are 21265 SE Dove Lane, Bend, Oregon 97702, county of Deschutes, state of Oregon, and 11599 Marissa Court, Gold River, California 95670, county of Sacramento, state of California.

Do hereby grant to **TAMI L. CARR**, Grantee, whose street address is 11599 Marissa Court, Gold River, California 95670, county of Sacramento, state of California, all of Grantors' right, title or interest in the following real property:

**DIAMOND MEADOWS TR 1384, LOT 24, KLAMATH COUNTY, OREGON;
MAP: R-2407-007D0-12700-000**

Except the following encumbrances: Homeowner Association dues and any liens by the Homeowner Association.


The true and actual consideration paid for this transfer, stated in terms of dollars, is \$-0- (property award and property division in a dissolution of marriage in Deschutes County case number 13-DS-1070).

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.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

IN WITNESS WHEREOF, the Grantors have executed this Bargain and Sale Deed on the day and year set forth above.



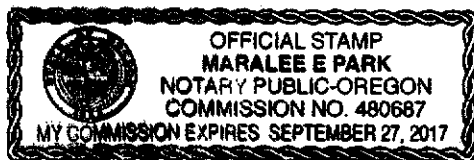
Bruce M. Carr
Individually and as Trustee




Tami L. Carr
Individually and as Trustee

STATE OF OREGON)
) ss.
County of Deschutes)

The foregoing instrument was acknowledged before me this 2nd ^{yrp} day of December ^{yrp}, ~~13~~ 12 day of ~~November~~, 2015 by **Bruce M. Carr**, individually and as Trustee of the Bruce and Tami Carr Revocable Trust.





Notary Public for Oregon
My commission expires: 9/27/17

STATE OF CALIFORNIA)
) ss.
County of Sacramento)

The foregoing instrument was acknowledged before me this 13 day of November, 2015 by **TAMI L. CARR**, individually and as Trustee of the Bruce and Tami Carr Revocable Trust.

SEE ATTACHMENT

Notary Public for California
My commission expires: _____

ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this Certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Sacramento } SS.

On November 13/2015, before me, Taraneh Kosari, Notary Public,
DATE

personally appeared Tami Lynn Carr, who proved to me on the

basis of satisfactory evidence to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Taraneh K

NOTARY'S SIGNATURE

PLACE NOTARY SEAL IN ABOVE SPACE

OPTIONAL INFORMATION

The information below is optional. However, it may prove valuable and could prevent fraudulent attachment of this form to an unauthorized document.

CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

- ☐ INDIVIDUAL
☐ CORPORATE OFFICER _____ TITLE(S)
☐ PARTNER(S)
☐ ATTORNEY-IN-FACT
☐ GUARDIAN/CONSERVATOR
☐ SUBSCRIBING WITNESS
☐ OTHER: _____

SIGNER (PRINCIPAL) IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

RIGHT
THUMBPRINT
OF
SIGNER

OTHER

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