

2016-006637

Klamath County, Oregon

06/23/2016 10:34:58 AM

Fee: \$47.00

After recording return to:

Melissa P. Lande

Bryant, Lovlien & Jarvis, P.C.

591 S.W. Mill View Way

Bend, Oregon 97702

Until a change is requested, all tax statements

shall be sent to the following address:

Gary Bruce Smith, Trustee

1113 NE 7th Street

Bend, Oregon 97701

BARGAIN AND SALE DEED

Other property or value was either part or the whole consideration for this conveyance.

GARY B. SMITH, Grantor, conveys to **GARY BRUCE SMITH, Trustee, or the Successor Trustee of the Gary Bruce Smith Trust UTA dated April 26, 2016**, Grantee, the real property located at 151517 Conestoga Road, La Pine, Oregon 97739 being more particularly described as follows:

Lot 3, Block 5, Wagon Trail Acreages No. 2, according to the official plat thereof on file in the office of the County Clerk, Klamath County Oregon.

SUBJECT TO: All encumbrances, easements and restrictions of record.

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.

[SIGNATURE AND NOTARY PAGE FOLLOW]

IN WITNESS WHEREOF, the undersigned have executed this instrument effective as of the date set forth below.

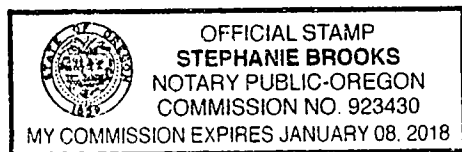
DATED: June 23, 2016

Grantor:

Gary B. Smith
GARY B. SMITH

STATE OF OREGON, County of Deschutes: ss.

This instrument was acknowledged before me on June 23, 2016 by GARY B. SMITH.



Stephanie Brooks
Notary Public for Oregon