

Returned at Counter

2016-008483

Klamath County, Oregon



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08/10/2016 03:33:19 PM

Fee: \$42.00

<b>Grantor's Name and Address</b> Robert F. Mest, Jr. and Bradford J. Aspell c/o Aspell, Henderson & Associates 122 S. 5 <sup>th</sup> Street Klamath Falls, OR 97601
<b>Grantee's Name and Address</b> Robert F. Mest, Jr. and Patricia A. Mest Bradford J. Aspell and Susan E. Aspell c/o Aspell, Henderson & Associates 122 S. 5 <sup>th</sup> Street Klamath Falls, OR 97601
<b>After Recording Return to:</b> Robert F. Mest, Jr. and Bradford J. Aspell c/o Aspell, Henderson & Associates 122 S. 5 <sup>th</sup> Street Klamath Falls, OR 97601
<b>Until requested otherwise, send all tax statements to:</b> Robert F. Mest, Jr. and Bradford J. Aspell c/o Aspell, Henderson & Associates 122 S. 5 <sup>th</sup> Street Klamath Falls, OR 97601

**BARGAIN AND SALE DEED**

We, Robert F. Mest, Jr. and Bradford J. Aspell, tenants in common, do hereby grant, bargain and convey all right, title and interest to Robert F. Mest, Jr. and Patricia A. Mest, husband and wife as tenants by the entirety of an undivided one half interest and to Bradford J. Aspell and Susan E. Aspell, husband and wife as tenants by the entirety of an undivided one half interest, in the following described real property situate in Klamath County, Oregon, to wit:

**Parcel 1: Lot 14, and Lot 13 EXCEPT the North 10 feet thereof, in Bloick 5 of DIXON ADDITION to the City of Klamath Falls, Oregon.**

**Parcel 2: The North 10 feet of Lot 13 in Block 5 of Dixon Addition to the City of Klamath Falls, Oregon.**

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00 . In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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.

DATED this 10 day of August, 2016.  
  
Robert F. Mest

STATE OF Oregon, County of Klamath )ss:

ACKNOWLEDGED BEFORE ME this 10 day of August, 2016, by Robert F. Mest  
  
  
NOTARY PUBLIC FOR OREGON

DATED this 10 day of August, 2016.  
  
Bradford J. Aspell

STATE OF Oregon, County of Klamath )ss:

ACKNOWLEDGED BEFORE ME this 10 day of August, 2016, by Bradford J. Aspell  
  
  
NOTARY PUBLIC FOR OREGON