

2016-009343

Klamath County, Oregon



00191786201600093430030038

09/01/2016 09:39:34 AM

Fee: \$62.00

**UNTIL A CHANGE IS REQUESTED
ALL TAX STATEMENTS
SHALL BE SENT TO:**
Carol A. Severyn, Trustee
P.O. Box 57126
Tucson, AZ 85732-7126

**AFTER RECORDING
RETURN TO:**
Cinda M. Conroyd
DOUGLAS, CONROYD, GIBB & PACHECO, P.C.
PO Box 469
Salem, OR 97308

BARGAIN AND SALE DEED

Carol A Severyn, Claiming Successor of the Small Estate of Thomas Mullen Gerbing, **Grantor**, conveys to Carol A. Severyn, as Trustee of the Gerbing Family Trust, dated March 1, 1990, **Grantee**, the real property located in Klamath County, Oregon and more particularly described in the attached **Exhibit "A"**.

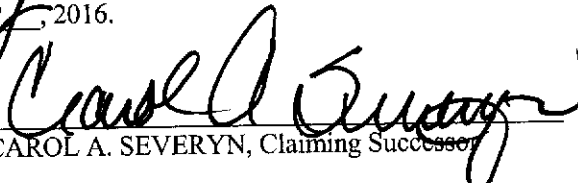
SUBJECT TO: All liens and encumbrances of record or apparent on the property by inspection.

The true and actual consideration for this conveyance is \$0.00 and is a distribution from the Small Estate of Thomas M. Gerbing, Klamath County, Oregon, Case #16PB03095.

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, 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,
1 - BARGAIN AND SALE DEED

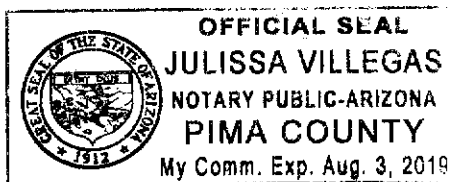
CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855,
OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 7 day of July, 2016.


CAROL A. SEVERYN, Claiming Successor

STATE OF ARIZONA)
County of Pima) ss.

On this 7 day of July, 2016, personally appeared before me the above named
CAROL A. SEVERYN, as Claiming Successor of the Small Estate of Thomas M. Gerbing, and
acknowledged the foregoing instrument to be her voluntary act. Before me:



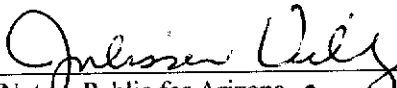

Notary Public for Arizona
My Commission Expires: Aug. 3, 2019

EXHIBIT A

Lots 168, 169, 170 and 171, Third addition to Sportsman Park, Klamath County, Oregon according to the official plat thereof on file in records of Klamath County, Oregon.

SUBJECT TO:

1- Restrictions as shown on the recorded plat of Third Addition to Sportsman Park.

2- Reservations and Restrictions including the terms and provisions thereof contained in deed recorded April 6, 1990 in Book M90 page 6350.