

AFTER RECORDING RETURN TO:

Daniel F. Hughes, Attorney  
612 NW 5<sup>th</sup> Street  
Grants Pass, OR 97526

GRANTOR'S NAME & ADDRESS:

Denis J. Sette  
11466 37<sup>th</sup> Place  
Yuma, AZ 85367

GRANTEE'S NAME & ADDRESS:

Denis Jean Sette, Trustee  
The Denis Jean Sette Trust  
912 Kings Way  
Grants Pass, OR 97526

UNTIL A CHANGE IS REQUESTED ALL  
TAX STATEMENTS SHALL BE SENT TO  
THE FOLLOWING ADDRESS:

912 Kings Way  
Grants Pass, OR 97526

2016-010374

Klamath County, Oregon

09/29/2016 01:49:00 PM

Fee: \$42.00

## BARGAIN & SALE DEED

**DENIS J. SETTE**, hereinafter called grantor, conveys to **DENIS JEAN SETTE**, Trustee of **THE DENIS JEAN SETTE TRUST**, hereinafter called grantee, the following described real property situated in Klamath Falls, Klamath County, Oregon, commonly known as 4547 Cleveland Ave.:

*Lot 10, Block 9, STEWART, in the County of Klamath, State of Oregon.*

**SUBJECT TO** easements, rights of way and encumbrances of public record.

The actual consideration for this transfer consists of or includes other property or value given or promised which is the whole consideration.

In construing this deed and where the context so requires, the singular includes the plural.

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. 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, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

NOTE TO ASSESSOR: THIS IS A CONVEYANCE TO A TRUSTEE PURSUANT TO A REVOCABLE TRUST AGREEMENT. GRANTORS HAVE RESERVED FULL POWER TO REVOKE OR AMEND THE TRUST AND NO CHANGE SHOULD BE MADE IN ANY SPECIAL TAX TREATMENT AS THE GRANTOR HAS RETAINED THE FULL BENEFICIAL INTEREST IN THE PROPERTY DESCRIBED.

IN WITNESS WHEREOF, the grantor has executed this instrument this 29<sup>th</sup> day of September, 2016.

  
DENIS J. SETTE

STATE OF OREGON

County of Josephine

) ss.

On this 29<sup>th</sup> day of September, 2016, personally appeared the above named DENIS J. SETTE and acknowledged the foregoing instrument to be his voluntary act and deed.

BEFORE ME:

  
Notary Public for Oregon

