

RECORDING REQUESTED BY:



Fidelity National Title
Company of Oregon

10200 SW Greenburg Rd, Suite 110
Portland, OR 97223

GRANTOR'S NAME:

S Lynn Arnold, Carol L Arnold and Michael D Tarrant

GRANTEE'S NAME:

Kristi L Arnold

AFTER RECORDING RETURN TO:

Kristi L Arnold
449 Delta St.
KLAMATH FALLS, OR 97601

SEND TAX STATEMENTS TO:

Kristi L Arnold
449 Delta St.
KLAMATH FALLS, OR 97601

449 Delta St., KLAMATH FALLS, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

BARGAIN AND SALE DEED - STATUTORY FORM
(INDIVIDUAL or CORPORATION)

S. Lynn Arnold, Carol L Arnold, Michael D Tarrant, Grantor, conveys to Kristi L Arnold and, a single woman, Grantee, the following described real property, situated in the County of KLAMATH, State of Oregon,

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The true consideration for this conveyance No Dollars And No/100 Dollars (\$0.00). (See ORS 93.030).

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.

BARGAIN AND SALE DEED - STATUTORY FORM
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 9/26/16

S. Lynn Arnold
S. Lynn Arnold

Carol L. Arnold
Carol L. Arnold

Michael D Tarrant
Michael D Tarrant

State of OR
County of Clatsop

This instrument was acknowledged before me on September 26, 2016

- by S Lynn Arnold and Carol L Arnold.

[Signature]
Notary Public - State of OR
My Commission Expires: 3/4/17



State of OR
County of Clatsop

This instrument was acknowledged before me on September 26, 2016

by Michael D Tarrant.

[Signature]
Notary Public - State of OR
My Commission Expires: 3/4/17



Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF KLAMATH, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF LOTS 1 AND 2 IN BLOCK 69 OF BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS AS ADJUSTED BY CITY OF KLAMATH FALLS PROPERTY LINE ADJUSTMENT NO. 47-96, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1 IN BLOCK 69 OF SAID PLAT; THENCE NORTH 00° 22' 19" WEST ALONG THE EAST LINE OF SAID LOT 1, 102.02 FEET TO A POINT BEING MARKED BY A 5/8" X 30" IRON PIN WITH TRU — LINE SURVEYING, INC., PLASTIC CAP; THENCE NORTH 89° 53' 09" WEST 109.44 FEET TO A POINT ON THE WEST LINE OF SAID LOT 2 IN BLOCK 69 OF SAID PLAT BEING MARKED BY A 5/8" X 30" IRON PIN WITH TM — LINE SURVEYING, INC., PLASTIC CAP; THENCE SOUTH 00° 06' 51" WEST 35.87 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE ALONG THE SOUTH LINE OF SAID LOTS 2 AND 1 TO THE SOUTHEAST CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING.

Parcel ID: R299242

Commonly known as 449 Delta Street, Klamath Falls, OR 97601
However, by showing this address no additional coverage is provided