



2016-010552

Klamath County, Oregon

10/04/2016 01:32:00 PM

Fee: \$52.00

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

WHEN RECORDED RETURN TO:

Peter C Arnold, Frances Lee Arnold Joint Living Trust  
6414 Ventura Drive  
Klamath Falls, Oregon 97603

MAIL TAX STATEMENTS TO:

Peter Carl Arnold and Frances Lee Arnold  
6414 Ventura Dr  
Klamath Falls, Oregon 97603

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**BARGAIN AND SALE DEED WITH COVENANTS**

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THE GRANTOR(S),

- Peter C Arnold and Frances L Arnold, a married couple

for and in consideration of: One Dollar (\$1.00) and other good and valuable consideration grants and releases with covenants to the GRANTEE(S):

- The Peter Carl Arnold and Frances Lee Arnold Joint Living Trust, Peter Carl Arnold and Frances Lee Arnold, Trustee, 6414 Ventura Dr, Klamath Falls, Klamath County, Oregon, 97603,

the following described real estate, situated in Klamath Falls, in the County of Klamath, State of Oregon:

(legal description): 6414 Ventura Dr. Klamath Falls Oregon 97603 MAP: R-3909-012CD-09500-00 CODE: 041

Lot 9, Block 19, TRACT NO. 1127, NINTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Grantor grants, all of the Grantor's rights, title, and interest in and to the above described property

AMERITITLE, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof. Grantor covenants that Grantor has not taken any action or suffered anything whereby the property conveyed herein has been encumbered in any way.

EXCEPTING AND RESERVING unto Grantor(s) a life estate interest in the above described real estate on the terms listed below.

#### TERMS OF LIFE ESTATE

Grantor shall have full power to use and dispose of the entire distributable income from said real property and shall be responsible for payment of real estate taxes thereon. The life tenant shall have the right to execute leases, geophysical exploration agreements, and perpetual easements and grants of right of way shall be binding upon the remainder estate. The life tenant shall receive all royalties, rents, leases, geophysical exploration, easement, and right of way payments paid on account of the land during his lifetime. Grantor may commit waste on the premises if he desires to do so.

Tax Parcel Number: R-3909-012CD-09500-000

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

**Grantor Signatures:**

DATED: 9/26/16

Peter C Arnold

Peter C Arnold  
6414 Ventura Dr  
Klamath Falls, Oregon  
97603

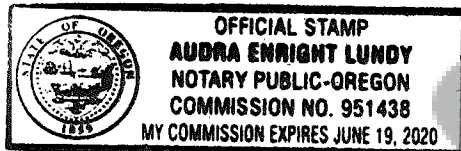
DATED: 9/26/16

Frances L. Arnold

Frances L Arnold  
6414 Ventura Dr  
Klamath Falls, Oregon  
97603

STATE OF OREGON, COUNTY OF KLAMATH, ss:

This instrument was acknowledged before me on this 26<sup>th</sup> day of September,  
2016 by Peter C Arnold and Frances L Arnold.



Audra Lundy

Notary Public

Signature of person taking acknowledgment

Relationship Banker, Officer  
Title (and Rank)

My commission expires June 19<sup>th</sup>, 2020