



00193265201600105790020023

10/05/2016 10:04:16 AM

Fee: \$47.00

AFTER RECORDING, RETURN TO:  
William M. Ganong  
Attorney at Law  
514 Walnut Avenue  
Klamath Falls OR 97601

SEND TAX STATEMENTS TO:  
Paul B. Ross, Trustee  
Colleen J. Ross, Trustee  
Post Office Box 7506  
Klamath Falls OR 97602

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### BARGAIN AND SALE DEED

Colleen White, who is now known as Colleen J. Ross, and Paul B. Ross, as tenants by the entirety, Grantors, convey unto Paul B. Ross and Colleen J. Ross, as Trustees of the Paul and Colleen Ross Family Trust, Dated October 3, 2016, and their successor in Trust, Grantees, their interest in the real property in Klamath County, Oregon, which is more particularly described as follows:

Lot 5 in Block 2 of SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Assessor's Account No. R-3909-012CB-03100-000  
and Property ID No. R563508

More commonly referred to as 5816 Southgate Drive, Klamath Falls,  
Oregon 97603

This deed is made for estate planning purposes and no consideration has been paid heretofore.

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 3 day of October 2016.

Paul B. Ross  
Paul B. Ross

Colleen J. Ross  
Colleen White, now known as Colleen J. Ross

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on October 3, 2016 by Paul B. Ross and Colleen White, now known as Colleen J. Ross.

Wendy Lynn Young  
Notary Public for Oregon  
My Commission Expires: 7.9.19

