

2016-010748

Klamath County, Oregon



00193483201600107480020020

10/11/2016 11:26:13 AM

Fee: \$47.00

**Grantor's name and address:**

Norman Renner, Trustee  
3526 Cherry Lane  
Medford, Oregon 97504

**Send Tax Statements to:**

**Undivided #1:**

Norman Renner  
3526 Cherry Lane  
Medford, Oregon 97504

**Undivided #2:**

Carrie Linnemeyer  
780 NE 12th Street  
Grants Pass OR 97526

**Undivided #3:**

Marnie Gilbert  
33293 Neacoxie Ln  
Warrenton, Oregon 97146

After recording return to person recording  
or Richard Fairclo  
409 Pine Street, Suite 209  
Klamath Falls, Oregon, 97601

Returned at Counter

**BARGAIN AND SALE DEED  
Conveyance of Real Property**

I, Norman Renner, TRUSTEE OF THE RENNER FAMILY REVOCABLE TRUST UDA MAY 23, 2008, Grantor, convey, grant, bargain and sell unto the following three persons: 1.) myself, Norman Renner, individually; 2.) Carrie Linnemeyer individually; and 3.) Marnie Gilbert individually, each as to an undivided one third (1/3) interest, Grantees, as Tenants in Common the following described real property located in Klamath County, Oregon, free of liens and encumbrances, except as specifically set forth herein:

(3407-018CC-00100-000)

**Parcel 2 of Land Partition No. 57-94 filed January 9, 1995 in the office of the County Clerk of Klamath County, Oregon and begin located in the SW1/4 SW1/4 of Section 18, Township 34 South, Range 8 East of the Willamette Meridian.**

**EXCEPTING THEREFROM the following: Commencing at the South 1/16 corner of Section 18, thence South 88° 56' 26" East, 515.76 feet to the East right of way of State Highway 62; thence South 11° 39' 58" East along said right of way, 41.01 feet; thence South 88° 56' 26" East, 130.00 feet; thence South 19° 25' 00" East, 135.64 feet to the true point of beginning, thence continuing South 19° 25' 00" East, 120.00 feet, thence South 84° 17' 00" West, 30.88 feet, thence North 19° 25' 00" West, 120.00 feet, thence North 84° 17' 00" East, 30.88 feet to the point of beginning.**

SUBJECT TO reservations and restrictions of record, easements and rights of way of record and those apparent on the land, contracts and/or liens for irrigation and/or drainage. The true and actual consideration for this conveyance is \$1.00 and other valuable consideration, including as distribution to the residual beneficiaries according to the estate planning of Warren and Yolanda Renner.

I am conveying as TRUSTEE OF THE RENNER FAMILY REVOCABLE TRUST UDA MAY 23, 2008, and in my capacity as authorized by the Circuit Court of Jackson County, Oregon (Probate Department) "In the Matter of the Estate of WARREN RENNER, aka WARREN S. RENNER," Case No. 09 191P6. I am also named by Warren Renner and Yolanda Renner to be their Personal Representatives. Both Warren Renner and Yolanda Renner are deceased.

**Consideration:** By reason of the deaths of Warren Renner and Yolanda Renner, the real property has vested in Grantees, as residual beneficiaries of the above estate planning of Warren Renner and Yolanda Renner. Consideration for this transfer is \$1.00 and as distributions according to said estate planning and for Records of Klamath County to reflect vesting of real property in the names of Grantees named herein.

**Statutory Provision:**

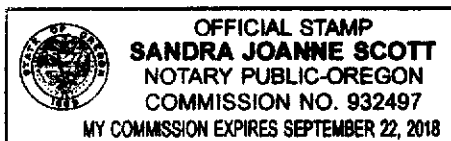
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

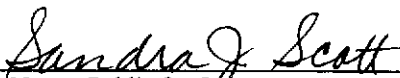
Dated this 26 day of SEPT, 2016.

  
Norman Renner

STATE OF OREGON COUNTY OF JACKSON ] ss.

The foregoing instrument was acknowledged before me this 26 day of September 2016 by Norman Renner, who stated he is the Trustee of the above named trust, and is signing individually and in capacities as above stated.



  
Notary Public for Oregon  
My Commission expires: 9-22-2018