



00194205201600113760020024

10/25/2016 01:22:51 PM

Fee: \$47.00

After Recording Return To:

David E. Petersen  
Merrill O'Sullivan, LLP  
805 SW Industrial Way, Suite 5  
Bend, Oregon 97702

Until a change is requested, send tax statements to:

James and Sherry Bellet, Trustees  
2346 Nile Street  
Klamath Falls, Oregon 97603

**STATUTORY BARGAIN AND SALE DEED**

James J. Bellet and Sherry A. Bellet, as Tenants by Entirety, Grantors, hereby convey to James Bellet and Sherry Bellet, Co-Trustees, or Successor, U/D/T dated October 14, 2016, F/B/O the James and Sherry Bellet Joint Trust, as may be amended, Grantee, the following-described real property:

Lot 54, Tract 1472, RIDGEWATER SUBDIVISION, PHASE 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The above-described property is free of encumbrances except all covenants, conditions, restrictions and/or easements and any other items of record, if any, as of the date of this deed, including those shown on any recorded plat or survey, and those shown below, if any.

The consideration for this transfer is other value given or promised.  
This deed is given for estate planning purposes.

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.

By execution of this instrument, Grantors certify that they are not "foreign persons" as that term is defined in the Internal Revenue Code, Section 1445.

James J. Bellet  
JAMES J. BELLET

Dated: October 14, 2016

Sherry A. Bellet  
SHERRY A. BELLET

Dated: October 14, 2016

STATE OF OREGON            )  
  ) ss.  
County of Klamath         )



This Statutory Bargain and Sale Deed was acknowledged before me on this 14<sup>th</sup> day of October, 2016, by JAMES J. BELLET.

mmonteith  
Notary Public for Oregon

STATE OF OREGON            )  
  ) ss.  
County of Klamath         )



This Statutory Bargain and Sale Deed was acknowledged before me on this 14<sup>th</sup> day of October, 2016, by SHERRY A. BELLET.

mmonteith  
Notary Public for Oregon