



00194397201600115280010011

10/28/2016 11:05:46 AM

Fee: \$42.00

After recording, return to :
Brandsness, Brandsness & Rudd, P.C.
Attorneys at Law
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:
Elaine M. Deutschman, Trustee
of the Elaine M. Deutschman
Revocable Living Trust
455 Hillside Avenue
Klamath Falls, OR 97601

BARGAIN AND SALE DEED

William Alan Deutschman and Elaine M. Deutschman, husband and wife, as Grantors, whose address is 455 Hillside Avenue, Klamath Falls, OR 97601, conveys to Elaine M. Deutschman, Trustee of the Elaine M. Deutschman Revocable Living Trust, as Grantee, whose address is 455 Hillside Avenue, Klamath Falls, OR 97601, a ½ interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lots 1, 2, 3 and 4 in Block 3 of THE TERRACES, an addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, SAVING AND EXCEPTING THEREFROM that portion of Lot 4 more particularly described as follows:

Beginning at the most easterly corner of said Lot 4 and running thence Westerly along the South line of said Lot 4 to the Easterly line of Hillside Avenue; thence Northwesterly along the Easterly line of Hillside Avenue 25 feet; thence Easterly parallel with the South line of Lot 4 to the Westerly line of Mesa Street; thence Southeasterly along the Westerly line of Mesa Street, 25 feet to the place of beginning. TOGETHER with the Westerly ½ of Mesa Street vacated by City Ordinance #5525 and recorded in Deed Volume M66, page 3641, Microfilm Records of Klamath County, Oregon.

The true and actual consideration for this transfer is \$0.00.

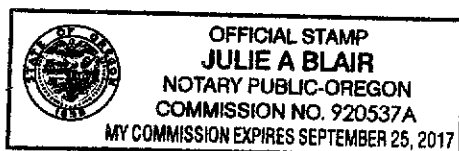
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 27th day of October, 2016.

William Alan Deutschman

STATE OF OREGON, County of Klamath) ss.

Personally appeared before me this 27th day of October, 2016, the above-named William Alan Deutschman (Grantor), and acknowledged the foregoing instrument to be his voluntary act.

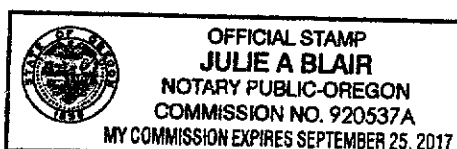


Notary Public for Oregon
My Commission expires: 9/25/2017

Elaine M. Deutschman

STATE OF OREGON, County of Klamath) ss.

Personally appeared before me this 27th day of October, 2016, the above-named Elaine M. Deutschman (Grantor), and acknowledged the foregoing instrument to be her voluntary act.



Notary Public for Oregon
My Commission expires: 9/25/2017