

2016-012320

Klamath County, Oregon



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11/17/2016 03:04:58 PM

Fee: \$42.00

Returned at Counter

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

Send tax statements to:
 Mr. and Mrs. William Walthers
 13 Reserve Blvd.
 Clearwater, FL 33764

BARGAIN AND SALE DEED

William E. Walthers and Denise A. Walthers, husband and wife, Grantors, whose address is 13 Reserve Blvd., Clearwater, FL 33764 conveys to William Earl Walthers and Denise Ann Walthers, as Trustees of the Walthers Family Trust dated September 16, 2016, Grantee, whose address is 13 Reserve Blvd., Clearwater, FL 33764, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lot 14 in Block 49 of Buena Vista Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the Office of the County Clerk 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 9TH day of ~~October~~^{NOVEMBER}, 2016.

William E. Walthers
 William E. Walthers

Denise A. Walthers
 Denise A. Walthers

STATE OF FLORIDA)

County of Pinellas

Personally appeared before me this 9 day of ~~October~~^{November}, 2016, the above-named William E. Walthers and Denise A. Walthers (Grantors), and acknowledged the foregoing instrument to be their voluntary act.

Kristin Cousineau
 Notary Public for Florida
 My Commission expires:

