

2016-012494

Klamath County, Oregon



00195522201600124940020027

11/22/2016 09:33:28 AM

Fee: \$47.00

**Grantors' Names and Addresses:**

Ellyn C. and Bret L. Biedscheid  
19675 Hollygrape Street  
Bend, Oregon 97702

**Grantee's Name and Address:**

Bret L. Biedscheid  
290 NW Portland Avenue  
Bend, Oregon 97703

**After recording return to:**

Bret L. Biedscheid  
290 NW Portland Avenue  
Bend, Oregon 97703

**Mail all tax statements to:**

Bret L. Biedscheid  
290 NW Portland Avenue  
Bend, Oregon 97703

**BARGAIN AND SALE DEED**

**(Statutory Form)**

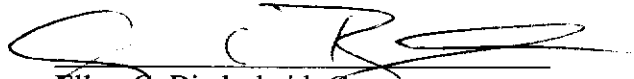
Ellyn C. Biedscheid and Bret L. Biedscheid, grantors, convey to Bret L. Biedscheid, grantee, the following real property, situated at Leisure Woods Unit 2, Block 6, Lot 27 in Klamath County, State of Oregon, described as follows:

**SEE "EXHIBIT "A"" WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

**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.**

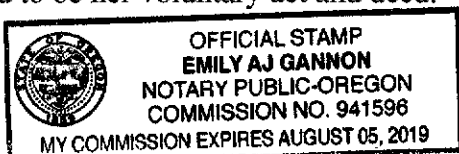
The true and actual consideration for this conveyance is pursuant to the General Judgment of Dissolution of Marriage, filed in Deschutes County, Case No.15-DR-14147.

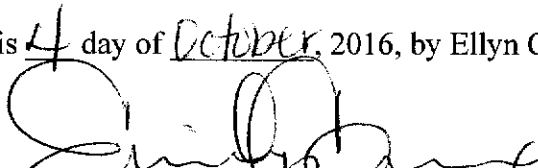
In Witness Whereof, the grantor has executed this instrument this 4 day of October, 2016.

  
Ellyn C. Biedscheid, Grantor

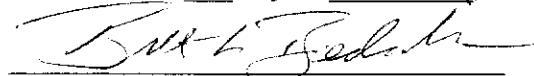
State of Oregon, County of Deschutes ) ss.

This instrument was acknowledged before me this 4 day of October, 2016, by Ellyn C. Biedscheid to be her voluntary act and deed.



  
Notary Public for Oregon

In Witness Whereof, the grantor has executed this instrument this 11<sup>th</sup> day of October, 2016.

  
Bret L. Biedscheid, Grantor

State of Oregon, County of Deschutes ) ss.

This instrument was acknowledged before me this 11<sup>th</sup> day of October, 2016, by Bret L. Biedscheid to be his voluntary act and deed.



  
Notary Public for Oregon

