

**2016-012537**

**Klamath County, Oregon**

**11/23/2016 08:53:01 AM**

**Fee: \$52.00**

**AFTER RECORDING RETURN TO:**

Law Offices of Nay & Friedenberg  
6500 SW Macadam Avenue, Suite 300  
Portland, OR 97239-3565

**SEND TAX STATEMENTS TO:**

William R. Cotter  
4848 Homedale Rd  
Klamath Falls, OR 97603-8121

**BARGAIN AND SALE DEED**

WILLIAM R. COTTER and MARILYN L. COTTER, husband and wife, **GRANTOR**, for the consideration hereinafter stated, conveys unto WILLIAM R. COTTER, **GRANTEE**, the following real property situated in the County of Klamath, State of Oregon, described as follows:

FOR LEGAL DESCRIPTION: SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

(commonly known as: 7812 Hilyard Avenue, Klamath Falls, Oregon 97603)

True and actual consideration for this conveyance is \$-0- plus other good and valuable consideration.

**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.

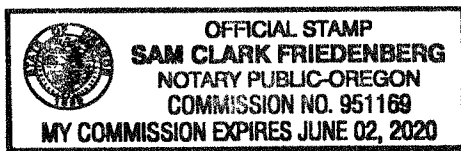
DATED this 17 day of November, 2016.

William R. Cotter  
WILLIAM R. COTTER

Marilyn L. Cotter  
MARILYN L. COTTER

STATE OF OREGON            )  
  ) ss.  
County of Multnomah        )

The above-named WILLIAM R. COTTER and MARILYN L. COTTER personally appeared before me on this 17 day of November, 2016, and acknowledged the foregoing instrument to be their voluntary act.



Sam Friedenber  
Notary Public for Oregon

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## **EXHIBIT “A”**

Parcel 3 of Land Partition 21-98 Klamath County Township 39 South Range 10 East of the Willamette Meridian Section 7, NW 1/4 NW 1/4 tax lot 102.