

2016-012822

Klamath County, Oregon



00195921201600128220020026

12/02/2016 10:12:59 AM

Fee: \$47.00

**After recording, return to:**

William M. Ganong  
Attorney at Law  
514 Walnut Avenue  
Klamath Falls OR 97601

**Send tax statements to:**

Donald D. Russell  
3630 Vale Road  
Klamath Falls OR 97603

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**BARGAIN AND SALE DEED**

Donald D. Russell, Grantor, conveys unto Rachelle M. Gates, Grantee, Grantor's interest in and to the following-described real property:

Parcel 3 of Land Partition 24-95 being situated in the SE¼ of the NE¼ of Section 7, Township 39 South, Range 10 East, Willamette Meridian, Klamath County, Oregon.

Klamath County Assessor's Parcel No. R-3910-007AO-01801-000  
Property ID Number R878694

More commonly referred to as 3630 Vale Road, Klamath Falls, Oregon 97603

This deed is made for estate planning purposes and no consideration has been paid heretofore.

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

BARGAIN AND SALE DEED - 1

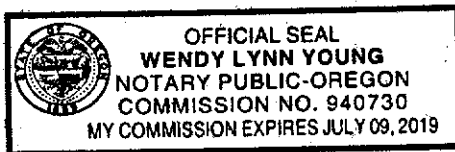
195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424,  
OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009,  
AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

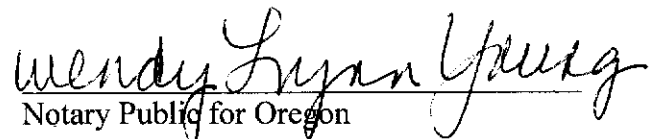
Dated this 18 day of October 2016.

  
DONALD D. RUSSELL

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on Oct. 18, 2016 by  
Donald D. Russell.



  
Notary Public for Oregon  
My Commission Expires: 7-9-19