



00196362201600132180020020

12/13/2016 09:51:01 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:

NO CHANGE

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### BARGAIN AND SALE DEED

Dwayne G. Blake and Connie B. Worrell, as Tenants by the Entirety, Grantors, convey unto Dwayne G. Blake, as Trustee of the Blake and Worrell Trust, Dated December 8, 2016, and his successors in Trust, Grantee, all of the title held by Grantors in and to the following described real property:

Lot 55 of WEST PARK, a Resubdivision of a vacated portion of Buena Vista and Fairview No. 2 Additions, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Klamath County Assessor's Parcel No. R-3809-029CB-07100-000 and  
Account No. R299625

More commonly known as 325 Donald Street, Klamath Falls, Oregon 97601.

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

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.

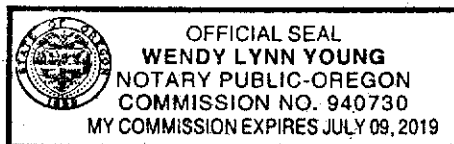
Dated this 8 day of December 2016.

Dwayne George Blake  
Dwayne G. Blake

Connie B. Worrell  
Connie B. Worrell

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on December 8, 2016, by Dwayne G.  
Blake and Connie B. Worrell.



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