

2016-013840

Klamath County, Oregon



00197105201600138400010014

12/29/2016 10:59:00 AM

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:
 Paul E. Lepard and Kaye D. Lepard
 Trustees of the Lepard Family Revocable Trust
 802 Jefferson Blvd.
 Haines City, FL 33844

BARGAIN AND SALE DEED

Paul E. Lepard and Kaye D. Lepard, Grantors, whose address is 802 Jefferson Blvd., Haines City, FL 33844 conveys to Paul E. Lepard and Kaye D. Lepard, Trustees of the Lepard Family Revocable Trust, u/t/a dated September 14, 2016, as amended, Grantee, whose address is 802 Jefferson Blvd., Haines City, FL 33844, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lot 3, TRACT 1275, being a re-plat of a portion of Lot 1, Block 1 of Harbor Isles – TRACT 1209, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

3809-019CV-00221-000

873585

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any; and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

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 13 day of December, 2016.

Paul E. Lepard
 Paul E. Lepard

Kaye D. Lepard
 Kay D. Lepard

STATE OF FLORIDA)
) ss.
 County of Polk)

On this 13 day of December, 2016 before me, a Notary Public, in and for said County, personally came the above-named Paul E. Lepard and Kaye D. Lepard, (Grantors), known to me to be the persons who executed the foregoing instrument, and acknowledged the same to be their free act and deed..



BRENDA LALAMA
 NOTARY PUBLIC
 STATE OF FLORIDA
 Comm# FF226774
 Expires 5/4/2019

Mucabokame
 Notary Public for Florida
 My Commission expires: 5/4/2019