



00197378201700001230020026

01/06/2017 08:20:06 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:

Lance L. Lesueur, Trustee
Mary B. Lesueur, Trustee
2340 Watson Street
Klamath Falls OR 97603

BARGAIN AND SALE DEED

Lance L. Lesueur, Grantor, conveys unto Lance L. Lesueur and Mary B. Lesueur, as Trustees of the Lance and Bernice Lesueur Family Trust, Dated January 3, 2017, and their successors in Trust, Grantees, his interest in the parcel of real property in Klamath County, Oregon more particularly described below.

Lot 6 of Block 1, Upper Lake Garden Acres, located in Section 6, Township 38 South, Range 9 E., W.M., according to the duly recorded plat on file in the office of the Clerk of Klamath County, Oregon; less that portion conveyed for Highway purposes and described in Volume 135, page 67 of the Deed Records of Klamath County, Oregon.

Klamath County Tax Assessor's Account No. R-3809-006CO-00500-000

This Deed is made for estate planning purposes and no consideration stated in dollars 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

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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.

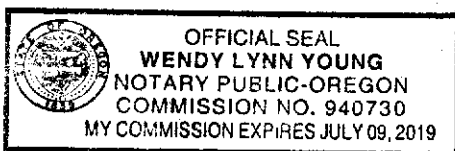
Dated this 3rd day of January 2017.

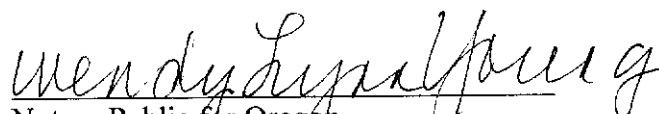


Lance L. Lesueur

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on the 3 day of January 2017, by Lance
L. Lesueur.





Notary Public for Oregon
My Commission Expires: 7.9.19