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01/06/2017 08:20:52 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

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**BARGAIN AND SALE DEED**

Lance Lamont Lesueur and Mary Bernice Lesueur, husband and wife, Grantors, convey 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, their interest in the parcel of real property in Klamath County, Oregon more particularly described below.

Beginning at a point on the Northerly line of Main Street and the Southerly line of Lot 2 of Block 16 of Original Town of Linkville, 9 feet Southwesterly from the Southeasterly corner of said Lot 2, being the center line of the party wall; thence Southwesterly 22 feet, more or less along the Southerly line of said Lot 2 to the center line of a concrete wall; thence Northwesterly 100 feet, more or less parallel to Sixth Street along the center line of said wall to the Southerly line of the alley through said Block 16; thence Northeasterly parallel to Main Street, 22 feet to the center line of the party wall first above referred to; thence 100 feet more or less Southeasterly along the center line of said first described party wall to the point of beginning.

Klamath County Assessor's No. R-3809-032AB-12700-000 and  
Property ID Number R412832

More commonly referred to as 527 Main Street, Klamath Falls, Oregon 97601.

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 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.

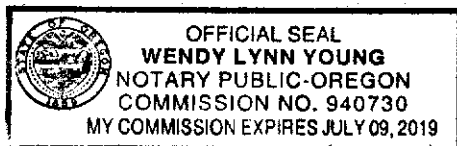
Dated this 3<sup>RD</sup> day of January 2017.

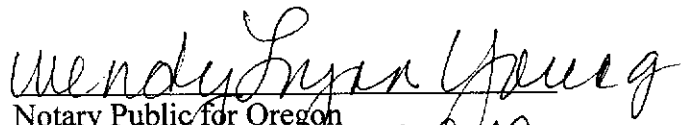
  
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LANCE LAMONT LESUEUR

  
\_\_\_\_\_  
MARY BERNICE LESUEUR

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on the 3 day of January 2017, by Lance Lamont Lesueur and Mary Bernice Lesueur.



  
Notary Public for Oregon  
My Commission Expires: 7.9.19