



00197381201700001260020024

01/06/2017 08:21:40 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 L. Lesueur and Mary B. Lesueur, as tenants by the entirety, 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.

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

The Westerly 13 feet of Lot 1 and the Easterly 9 feet of Lot 2 in Block 16, ORIGINAL TOWN OF KLAMATH FALLS, (formerly Linkville), according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning on the northerly line of Main Street at a point thereon distant 52 feet Southwesterly from the most Easterly corner of Lot 1 of said Block 16; thence Northwesterly at right angles to Main Street 100 feet; thence Southwesterly and parallel with Main Street, 22 feet, more or less, to the center of party wall on the Westerly line of property herein conveyed and Easterly line of property adjoining same on the West side; thence Southeasterly and at right angles to Main Street, 100 feet to Main Street; thence Northeasterly along the Northerly line of Main Street 22 feet, more or less to the point of beginning.

Situs Address: 533 Main Street, Klamath Falls, Oregon 97601

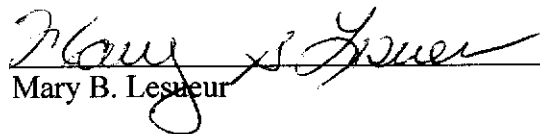
Klamath County Tax Assessor's Account No. R-3809-032AB-12600-000

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.

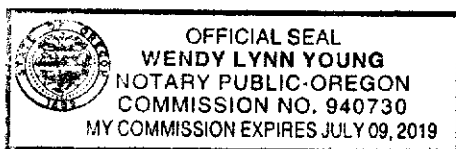
Dated this 3<sup>rd</sup> day of January 2017.

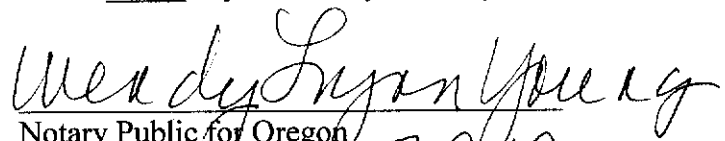
  
\_\_\_\_\_  
Lance L. Lesueur

  
\_\_\_\_\_  
Mary B. 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 and Mary B. Lesueur.



  
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Notary Public for Oregon  
My Commission Expires: 7.9.19