

2017-000127

Klamath County, Oregon



00197382201700001270020021

01/06/2017 08:21:41 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 and Mary B. Lesueur, husband and wife, Grantors, convey unto Link River Group LLC, Grantee, their interest in the following-described parcel of real property in Klamath County, Oregon:

Lot 27, HIGHLAND PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

More commonly referred to as: 3102 Western Street
Klamath Falls OR 97603

Klamath County Tax Assessor's Account No. R-3909-012AA-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 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 1st day of January 2017.



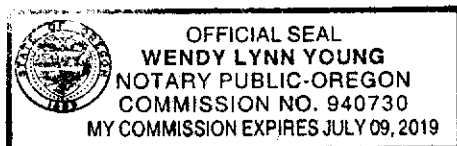
Lance L. Lesueur

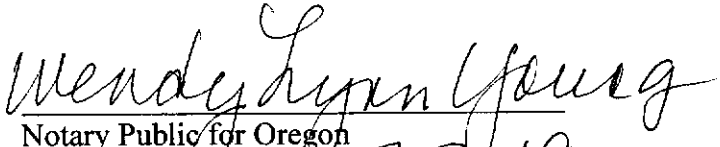


Mary B. Lesueur

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.





Notary Public for Oregon
My Commission Expires: 7.9.19