

2017-000333

Klamath County, Oregon



00197636201700003330020029

01/13/2017 08:38:32 AM

Fee: \$47.00

Grantor: Wayne Hogue, Trustee  
The Hogue Trust  
6320 Wetzel Court  
Reno, NV 89511

Send all tax statements to Grantee:  
Wayne Hogue  
6320 Wetzel Court  
Reno, NV 89511

After recording, return to:  
GREGOREK & ASSOCIATES, PLLC  
10604 NE 38<sup>th</sup> Place, Suite 225  
Kirkland, WA 98033

**BARGAIN AND SALE DEED**

**RESERVED FOR RECORDER'S USE**

KNOW ALL BY THESE PRESENTS that WAYNE HOGUE, TRUSTEE OF THE HOGUE TRUST DATED 10-21-86, hereinafter called grantor, for no consideration other than estate planning, does hereby grant, bargain, sell and convey unto Wayne Hogue, an unmarried man, hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

LEGAL DESCRIPTION: Attached hereto as Exhibit "A" and made a part hereof by this reference.

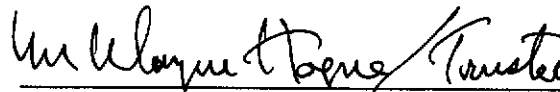
Property Address: 4632 Marsh Hawk, Klamath Falls, OR 97601 Tax Account #3808-015BB-02700-000

Consideration: No consideration; for estate planning only.

SUBJECT TO: agreements, easements, reservations, restrictions, limitations, exceptions, covenants, conditions, rights of way, other rights of the public, zoning ordinances, deeds of trusts, mortgages, liens, taxes, assessments and encumbrances of record, if any.

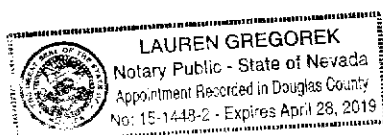
IN WITNESS WHEREOF, I set my hand on December 2, 2016.

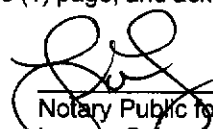
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES, 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 197.352.

  
Wayne Hogue, Trustee  
Grantor

STATE OF NEVADA )  
 )ss.  
COUNTY OF WASHOE )

On December 2, 2016, before me appeared Wayne Hogue, Trustee, who proved to me to be the person whose name is subscribed to this instrument, consisting of one (1) page, and acknowledged he executed it as his voluntary act and deed.



  
Notary Public for the State of Nevada  
Lauren Gregorek  
My Commission Expires April 28, 2019

## **EXHIBIT "A"**

**Legal Description:**

Lot 415, RUNNING Y RESORT, PHASE 6, FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account #3808-015BB-02700-000

Property Address: 4632 Marsh Hawk, Klamath Falls, OR 97601