

2017-000518

Klamath County, Oregon



00197851201700005180020023

01/19/2017 08:45:09 AM

Fee: \$47.00

**AFTER RECORDING RETURN TO:**

Law Offices of Geoff Bernhardt  
5603 SW Hood Avenue  
Portland, OR 97239-3714

**SEND TAX STATEMENTS TO:**

Robert A. Welzbacker  
209 Jacobson Way S.  
Monmouth, Oregon 97361

Space above Reserved for Recorder's Use

**BARGAIN AND SALE DEED**

KATHRYN R. WELZBACKER, by and through her duly appointed and qualified Limited Conservator (Polk County Circuit Court Case No. 16PR02162) NANCY W. BUEHLER, **GRANTOR**, conveys her entire interest to ROBERT A. WELZBACKER, individually, **GRANTEE**, in the following described real property, situated in the County of Klamath, State of Oregon, described as follows:

Lots 1, 2, and 3 in Block 23 of Second Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

True and actual consideration for this conveyance is \$-0- plus other good and valuable consideration.

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.

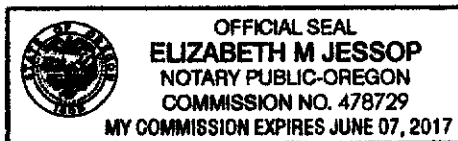
DATED this 16<sup>th</sup> day of January, 2017.

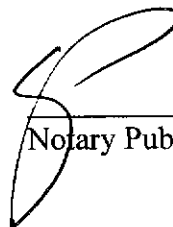


NANCY W. BUEHLER, Limited  
Conservator for KATHRYN R.  
WELZBACKER, Grantor

STATE OF OREGON            )  
  ) ss.  
County of Multnomah )

This record was acknowledged before me on this 16<sup>th</sup> day of January, 2017 by  
NANCY W. BUEHLER as Limited Conservator for KATHRYN R. WELZBACKER.





Notary Public for Oregon