

AFTER RECORDING, RETURN TO:  
William M. Ganong  
Attorney at Law  
514 Walnut Avenue  
Klamath Falls OR 97601



00198275201700008690020026

01/27/2017 08:41:59 AM

Fee: \$47.00

MAIL TAX STATEMENTS TO:  
Donald E. Payne  
9818 Southbank Drive  
Roseburg OR 97470

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### BARGAIN AND SALE DEED

Holly Payne Drew and Donald E. Payne, as Co-Trustees of the Virginia J. Payne Testamentary Trust, Grantors, hereby convey unto Donald E. Payne, all of the title held by Grantors in and to the following-described real property:

Parcel No. 1:

Lots 7 and 8, Block 32 of HOT SPRINGS ADDITION to the City of  
Klamath Falls, Klamath County, Oregon.

Klamath County Tax Assessor's Account No.  
R-3809-29AD-1000

Parcel No. 2:

Lot 9, Block 32 of HOT SPRINGS ADDITION to the City of  
Klamath Falls, Klamath County, Oregon.

Klamath County Tax Assessor's Account No.  
R-3809-29AD-1100

Subject to any easements, liens, encumbrances, all outstanding conveyances, and restrictions of record. No consideration is paid for this transfer as it is a distribution from a family trust.

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

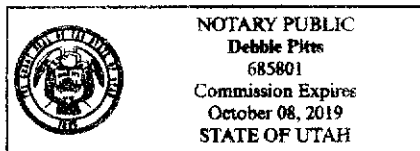
UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING 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 9<sup>th</sup> day of January 2017.

Holly Payne Drew  
Holly Payne Drew, Co-Trustee

STATE OF UTAH, County of Weber ) ss.

This instrument was acknowledged before me on January 9, 2017, by Holly Payne Drew, in her capacity as a Co-Trustee of the Virginia J. Payne Testamentary Trust.



Debbie Pitts  
Notary Public for Utah  
My Commission Expires: 10-8-2019

Donald E. Payne  
Donald E. Payne, Co-Trustee

STATE OF OREGON, County of Douglas) ss.

This instrument was acknowledged before me on January 17, 2017, by Donald E. Payne, in his capacity as a Co-Trustee of the Virginia J. Payne Testamentary Trust.



Joan E. Malera  
Notary Public for Oregon  
My Commission Expires: 09/19/2020