



00199102201700015440020021

02/14/2017 09:44:44 AM

Fee: \$47.00

AFTER RECORDING, RETURN TO:  
KEVIN B. McDONALD  
13940 SW CHINN LANE #210  
TIGARD, OR 97224

NO CHANGE IN TAX STATEMENTS

### BARGAIN AND SALE DEED

JENIFER S. McDONALD, as to an undivided one-half interest ("Grantor"), does hereby grant, bargain, sell and convey to KEVIN B. McDONALD ("Grantee"), the following described real property:

*Lot 53, Block 1, TRACT 1098-SPLIT RAIL RANCHOS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon*

SUBJECT TO all encumbrances of records and those common and apparent on the land.

The true consideration for this conveyance, stated in terms of dollars is Zero (\$-0-).

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 6<sup>th</sup> day of February, 2017.

Jenifer S. McDonald  
Jenifer S. McDonald

STATE OF OREGON                     )  
County of Washington            ) ss.

The foregoing instrument was acknowledged before me this 6 day of February, 2017, by JENIFER S. McDONALD.

[Signature]  
Notary Public for Oregon  
My Commission Expires: 01/11/2020

