

After recording return to:
Karen and Jerry Wilda
1905 1st Ave North
Great Falls, MT 59401

This space reserved for recorder's use

2017-002234

Klamath County, Oregon



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03/02/2017 11:11:27 AM

Fee: \$42.00

Until a change is requested all tax statements shall be sent to the following address:

Karen and Jerry Wilda
1905 1st Ave North
Great Falls, MT 59401

**STATUTORY
BARGAIN AND SALE DEED**

WILMA MAE DAY, Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

KAREN L. WILDA AND JERRY L. WILDA, Husband and Wife, Tenants by the Entirety, Grantee, the following described real property situated in **Klamath** County, Oregon, to-wit:

BLOCK 70, LOTS 62 & 63, OF THE 5TH ADDITION TO NIMROD RIVER PARK, as shown on map in official records of said county.

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.

The true consideration for this conveyance is \$1.00 Here comply with the requirements of ORS 93.030).

Dated: Feb. 28, 2017.

Wilma Mae Day

WILMA MAE DAY

State of Montana

County of Cascade

This instrument was acknowledged before me on the 28th day of February, 2017

Personally appeared Wilma Mae Day

Notary Public for Montana

My commission expires _____



BRITTANY ENSMINGER
NOTARY PUBLIC for the
State of Montana
Residing at Great Falls, Montana
My Commission Expires
September 23, 2019