

2017-002463

Klamath County, Oregon



00200257201700024630010015

03/08/2017 12:58:00 PM

Fee: \$42.00

Returned at Counter

After recording, please send to:

Sharon J. Bowman

1935 Auburn Street

Klamath Falls, OR 97601

** Please also send tax statements to above address **

STATUTORY BARGAIN AND SALE DEED

Arthur B. Bowman, GRANTOR, conveys to the Sharon J. Bowman Revocable Living Trust, GRANTEE, the following described real property situated in Klamath County, State of Oregon, to-wit:

Lot 18 in Block 40 of HOT SPRINGS 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.

Tax Account No.: 3809-028CA-13300-000 Key No.: 306270

More commonly known as 1935 Auburn Street, Klamath Lake Road, Klamath Falls, OR 97601.


The true actual consideration for this transfer is \$0.00 (ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 and actual consideration for this conveyance is in compliance with the General Judgment of Dissolution of Marriage in Klamath County Circuit Court Case No. 17DR02194.

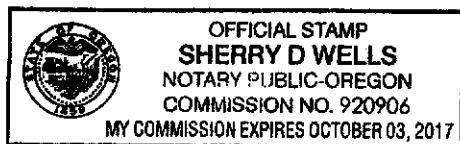
Dated: March 8, 2017.

GRANTOR:


Sharon J. Bowman

STATE OF OREGON)
) ss.
County of Klamath)

On this 8 day of March, 2017, Sharon J. Bowman, personally appeared before me and acknowledged the foregoing instrument to be her voluntary act and deed.




Notary Public of Oregon