

2017-002711

Klamath County, Oregon



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THIS SPACE PROVIDED FOR RECORDER'S USE ON

03/15/2017 12:41:19 PM

Fee: \$52.00

Returned at Counter

WHEN RECORDED RETURN TO:

The Peter Carl Arnold and Frances Lee Arnold Joint Living Trust
6414 Ventura Dr
Klamath Falls, Oregon 97603

MAIL TAX STATEMENTS TO:

Bryan Eugene Vaughan, Susan Frances Vaughan
6414 Ventura Dr
Klamath Falls, Oregon 97603

BARGAIN AND SALE DEED WITH COVENANTS

THE GRANTOR(S),

- The Peter Carl Arnold and Frances Lee Arnold Joint Living Trust, Peter Carl Arnold, Trustee,

for and in consideration of: One Dollar (\$1.00) and other good and valuable consideration grants and releases with covenants to the GRANTEE(S):

- Bryan Eugene Vaughan and Susan Frances Vaughan,, 6414 Ventura Drive, Klamath Falls, Klamath County, Oregon, 97603,

the following described real estate, situated in Klamath Falls, in the County of Oregon, State of Oregon:

(legal description): 6414 Ventura Drive Klamath Falls Oregon 97603 MAP: R-3909-013-CD-09500-00 CODE 041

Grantor grants, all of the Grantor's rights, title, and interest in and to the above described property

and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof. Grantor covenants that Grantor has not taken any action or suffered anything whereby the property conveyed herein has been encumbered in any way.

EXCEPTING AND RESERVING unto Grantor(s) a life estate interest in the above described real estate on the terms listed below.

TERMS OF LIFE ESTATE


Grantor shall have full power to use and dispose of the entire distributable income from said real property and shall be responsible for payment of real estate taxes thereon. The life tenant shall have the right to execute leases, geophysical exploration agreements, and perpetual easements and grants of right of way shall be binding upon the remainder estate. The life tenant shall receive all royalties, rents, leases, geophysical exploration, easement, and right of way payments paid on account of the land during his lifetime. Grantor may commit waste on the premises if he desires to do so.

Tax Parcel Number: Lot 9, Block 19, TRACT NO.1127 NINTH ADDITION TO SUNSET VILLAGE

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. 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.

Grantor Signatures:

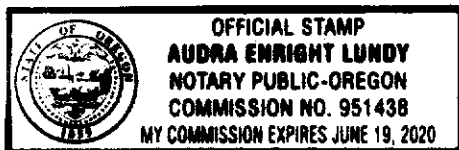
DATED: 3-15-2017



Peter Carl Arnold, Trustee on behalf of
The Peter Carl Arnold and Frances Lee Arnold Joint Living Trust
6414 Ventura Dr
Klamath Falls, Oregon, 97603

STATE OF OREGON, COUNTY OF KLAMATH, ss:

This instrument was acknowledged before me on this 15th day of March, 2017 by Peter Carl Arnold on behalf of The Peter Carl Arnold and Frances Lee Arnold Joint Living Trust.



Audra E. Lundy

Notary Public

Signature of person taking acknowledgment

Relationship Banker

Title (and Rank)

My commission expires June 19th, 2020