

2017-002766

Klamath County, Oregon

GRANTOR  
K-P Homes, Inc., an Oregon Corporation

GRANTEE  
Kenneth L. and Patricia A. Dencer, Trustees of the  
Dencer Family Trust  
PO Box 696  
Merrill, OR 97633



03/16/2017 02:07:27 PM

Fee: \$42.00

AFTER RECORDING RETURN TO: Grantee

SEND TAX STATEMENTS TO: Grantee

**BARGAIN AND SALE DEED**

KNOW ALL MEN BY THESE PRESENTS, That K-P Homes, Inc., an Oregon Corporation, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Kenneth L. and Patricia A. Dencer, Trustees of the Dencer Family Trust, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lots 1, 2, 3, and 4, Block 11 in TOWNSITE OF CLINTON, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**"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."**

Grantors represent and warrant that except as previously disclosed in writing to the Grantee, no substances considered to be hazardous or toxic wastes under the Comprehensive Environmental Response, Compensation and Liability Act of 1980 or similar federal or state environmental regulations have been disposed of or otherwise released on, in, or under any real property now or hereafter conveyed by this deed to the knowledge of the Grantors.

This deed is absolute in effect and conveys fee simple title of the premises described to grantee and does not operate as a mortgage, trust conveyance, or security of any kind.

The true and actual consideration paid for this transfer, stated in terms of dollars is a change in vesting.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the undersigned grantors, have executed this instrument this 16<sup>th</sup> day of March, 2017.

*Kenneth L. Dencer, President*  
Kenneth L. Dencer, President

STATE OF OREGON, County of Klamath)ss.

BE IT REMEMBERED that on this 16<sup>th</sup> day of March, 2017, personally appeared before me Kenneth L. Dencer, who is known to me to be the identical person described in and who executed the above instrument, and who acknowledged to me that he/she executed the same freely and voluntarily on behalf of K-P Homes, Inc.. In witness whereof, I have hereunto set my hand and affixed my seal this day and date written above.



Before me: *[Signature]*  
Notary Public for Oregon