

2017-003654

Klamath County, Oregon



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THIS SPACE PROVIDED FOR RECORDER'S USE O

04/07/2017 08:23:02 AM

Fee: \$52.00

Returned at Counter

WHEN RECORDED RETURN TO:
BRIAN PALMER
P.O. BOX 12
BONANZA, Oregon 97623

MAIL TAX STATEMENTS TO:
BRIAN PALMER
2732 3RD AVENUE
BONANZA, Oregon 97623

BARGAIN AND SALE DEED WITH COVENANTS

THE GRANTOR(S),

- DALE SLAYTER and LILLIAN P. SLAYTER, a married couple

for and in consideration of: \$1.00 grants and releases with covenants to the GRANTEE(S):

- BRIAN PALMER, 2732 3RD AVE., BONANZA, KLAMATH County, Oregon,
97623,

the following described real estate, situated in BONANZA, in the County of KLAMATH, State
of Oregon:

(legal description): ALL OF LOTS 1,2,3,4,5,6,7,8,9,10,11,12, BLOCK 52, GRAND VIEW
ADDITION TO THE TOWN OF BONANZA, ACCORDING TO THE OFFICIAL PLAT
THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH
COUNTY, OREGON,, EXCEPTING THEREFROM A 40 FOOT STRIP WHICH IS
RESERVED BY THE HORSEFLY IRRIGATION DISTRICT FOR A DITCH RIGHT OF
WAY. (SAID RIGHT OF WAY TRAVERSES AFOREMENTIONED LOTS IN A
NORTHWESTERLY AND SOUTHEASTERLY DIRECTION)

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: R-3911-010CB-00900-000

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:

3/14/17

DATED:

3/14/17

DALE SLAYTER

2705 4TH ST.

BONANZA, Oregon

97623

LILLIAN P. SLAYTER

2705 4TH ST.

BONANZA, Oregon

97623

STATE OF OREGON, COUNTY OF KLAMATH, ss:

This instrument was acknowledged before me on this 14 day of March,
2017 by DALE SLAYTER and LILLIAN P. SLAYTER.



Notary Public

Signature of person taking acknowledgment

Title (and Rank)

My commission expires

7-23-17