

2017-003694

Klamath County, Oregon



00201777201700036940020020

04/10/2017 08:47:42 AM

Fee: \$47.00

After recording return to:  
Rose Law Offices, APC  
199 Figueroa St., 3<sup>rd</sup> Fl.  
Ventura, CA 93001

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

John Andrew Combs  
3112 Island View Dr.  
Ventura, CA 93003

**STATUTORY  
BARGAIN AND SALE DEED**

**John Andrew Combs, Trustee of the Elizabeth Lynn Combs 1999 Revocable Trust**, Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

**John Andrew Combs, a married man as his sole and separate property**, Grantee, the following described real property situated in **Klamath** County, Oregon, to-wit:

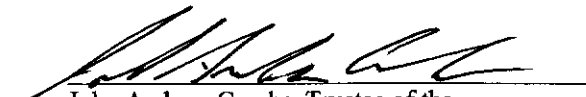
West one-half East one-half of Lot 3, Section 4, Township 36 South, Range 12 East, W.M. County of Klamath, State of Oregon (10 acres)

Subject to easements, rights of way of record and those apparent on the land.

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 \$0.00. (Here comply with the requirements of ORS 93.030).

Dated: MARCH 30, 2017

  
John Andrew Combs, Trustee of the  
Elizabeth Lynn Combs 1999 Revocable Trust

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )  
 )  
COUNTY OF VENTURA )

On MARCH 30, 2017, before me, JOYCE A. MULLER, Notary Public, personally appeared John Andrew Combs, who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/~~they~~ executed the same in his/~~her~~/~~their~~ authorized capacity(ies), and that by his/~~her~~/~~their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Joyce A. Muller

