

2017-003882

Klamath County, Oregon



00202012201700038820020024

04/13/2017 11:13:13 AM

Fee: \$47.00

After recording, return to:
Morgan Thomas Bunch
723 Upham Street
Klamath Falls OR 97601

Send Tax Statements to:

Morgan Thomas Bunch
723 Upham Street
Klamath Falls OR 97601

BARGAIN AND SALE DEED

Benny H. Johnson, as the surviving Trustee of the Norma B. Johnson Trust, u/d/a December 14, 2004, Grantor, conveys to Morgan Thomas Bunch, all of the Trust's interest in the real property located in Klamath County, Oregon and more particularly described as:

Parcel No. 1: West 42 feet of Lot 6, Block 18, Fairview Addition
No. 2 in Klamath County, Oregon.

Klamath County Assessor's Parcel No. R-3809-029CA-15900

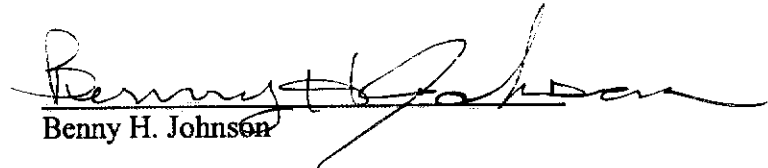
More commonly referred to as: 723 Upham Street, Klamath Falls, Oregon

This deed is made for estate planning purposes and no consideration has been paid heretofore.

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

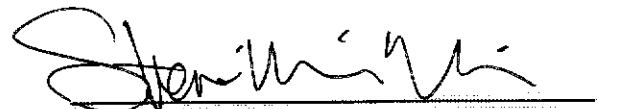
195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424,
OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009,
AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 3 day of April 2017.


Benny H. Johnson

STATE OF OREGON, County of Washington ss.

This instrument was acknowledged before me on April 3, 2017 by Benny
H. Johnson.


Notary Public for Oregon
My commission expires: October 07 2019

