



00203017201700046960020020

05/04/2017 10:19:42 AM

Fee: \$47.00

**After recording, return to:**

C. Thomas Davis  
12220 SW First Street  
Beaverton OR 97005

**Until a change is requested,  
all tax statements shall be  
sent to the following address:**  
As is on record

**STATUTORY BARGAIN AND SALE DEED**

Helen M. Zemaitis, Trustee, John A Krvavica and Ruth E. Krvavica Revocable Living Trust, dated March 13, 1974, Grantor, conveys to Helen M. Zemaitis, Grantee, all of Grantor's right, title and interest in the following real properties situated in Klamath County, Oregon, to-wit:

The South half of the Southeast quarter of the Southeast quarter of the Northwest quarter of Section 16, Township 28 South, Range 8 East of the Willamette Meridian, containing 5 acres, more or less.

Subject to rights of ingress and egress by the public along the east, north, west and south lines, but this is not intended to establish a public road of any kind.

The true consideration for this conveyance is None: Inheritance Distribution.

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: April 10, 2017

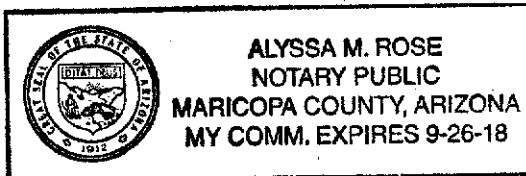
Helen M. Zemaitis, Trustee  
Helen M. Zemaitis, Trustee, John A  
Krvavica and Ruth E. Krvavica  
Revocable Living Trust, dated March 13,  
1974, Grantor

STATE OF Arizona )  
County of Maricopa ) ss.

On April 10, 2017, before me, Alyssa M. Rose, a notary public, personally appeared Helen M. Zemaitis, Trustee, John A Krvavica and Ruth E. Krvavica Revocable Living Trust, dated March 13, 1974, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that said person executed the same in said person's authorized capacity, and that by signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.



Alyssa M. Rose  
Notary Public for Arizona Bank & Trust