

Returned at Counter Aspell, Henderson Assoc. LLC

2017-005671

Klamath County, Oregon



00204148201700056710010015

05/23/2017 03:56:08 PM

Fee: \$42.00

Grantor's Name and Address

Neva A. Ludwig
1614 Kane Street
Klamath Falls OR 97603

Grantee's Name and Address

Neva A. Ludwig, Trustee of the Neva A.
Ludwig Living Trust
1614 Kane Street
Klamath Falls OR 97603

After Recording Return to:

Neva A. Ludwig, Trustee of the Neva A.
Ludwig Living Trust
1614 Kane Street
Klamath Falls OR 97603

Until requested otherwise, send all tax statements to:

Neva A. Ludwig, Trustee of the Neva A.
Ludwig Living Trust
1614 Kane Street
Klamath Falls OR 97603

BARGAIN AND SALE DEED

I, Neva Ludwig, do hereby grant, bargain and convey all right, title and interest to Neva A. Ludwig, Trustee of the Neva A. Ludwig Living Trust *uid* May 8, 2017, the following described real property situate in Klamath County, Oregon, to wit:

Lot 37 of Fair Acres Subdivision No. 1, according to the official plat thereof on file in Klamath County, Oregon,

Subject to contract and/or lien for irrigation and/or drainage, reservations, easements and rights of way of record and apparent on the land.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ estate planning . In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

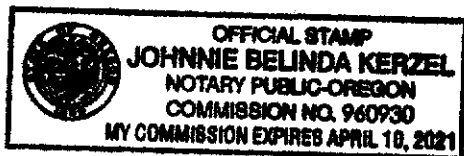
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 8 day of May, 2017.

Neva A. Ludwig
Neva A. Ludwig

STATE OF Oregon, County of Klamath)ss:

ACKNOWLEDGED BEFORE ME this 8th day of May, 2017, by Neva Ludwig



J. B. Kerzel
NOTARY PUBLIC FOR OREGON
My Commission Expires: 4-18-21