

RECORDING INFORMATION:

Prepared by:  
BUTLER & LOONEY, P.C.  
PO BOX 430 VALE OR 97918

After recording return to:  
BUTLER & LOONEY, P.C.  
P.O. BOX 430  
VALE, OREGON 97918

Until a change is requested, all tax statements shall be sent to:

Kenneth D. Bastian  
3342 2nd Ave.  
Bonanza, OR 97623

The true consideration for this conveyance is distribution of trust estate.

2017-006414

Klamath County, Oregon



00205093201700064140010011

06/13/2017 09:46:32 AM

Fee: \$42.00

STATUTORY BARGAIN AND SALE DEED

J. GRANT BASTAIN, Successor Trustee under the Zina P. Johnson Living Trust, Grantor, conveys to KENNETH D. BASTIAN, Grantee, the following described real property:

Parcel 2 of Land Partition 11-02, said Land Partition being a partition of Parcel 1 of Land Partition 61-98, said Land Partition being situated in the SE1/4SW1/4 of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.  
Together with a 30 foot easement for access and utilities over Parcel 3 of Land Partition 8-05 adjacent to the North line of Parcel 2.

Map and Tax Lot R-3911-010CD-03203-000

"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, 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 6<sup>th</sup> day of June, 2017.

  
J. GRANT BASTAIN

STATE OF OREGON  
County of Malheur

The foregoing instrument was acknowledged before me this 6 day of June, 2017, by J. GRANT BASTAIN.

  
Notary Public – State of Oregon

