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06/15/2017 02:59:42 PM

Fee: \$42.00

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After recording, return to:  
Brandsness, Brandsness & Rudd, P.C.  
Attorneys at Law  
411 Pine Street  
Klamath Falls, OR 97601

Send tax statements to:  
William Vest and Carol Vest  
472 W Ballf Street  
Roseburg, OR 97471-2902

**Grantor:**

Dana Murphy  
129 N 2<sup>nd</sup> Street  
Klamath Falls, OR 97601

**Grantees:**

William Vest and Carol Vest  
472 W Ballf Street  
Roseburg, OR 97471-2902

- BARGAIN AND SALE DEED -

Dana Murphy, Grantor, whose address is 129 N 2<sup>nd</sup> Street, Klamath Falls, OR 97601, conveys to William Vest and Carol Vest, Husband and Wife, Grantees, whose address is 472 W. Ballf Street, Roseburg, OR 97471-2902, their interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

A portion of Lots 5 and 6 in Block 19 of ORIGINAL TOWN OF LINKVILLE, now City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning at a point on the East line of Second Street, 72 feet Southeasterly from the Southwesterly corner of said Lot 5; thence Northeasterly and at right angles to Second Street, a distance of 75 feet; thence Southeasterly and at right angles to Pine Street, a distance of 40 feet; thence Southwesterly and at right angles a distance of 75 feet to the Easterly line of Second Street; thence Northwesterly along the Easterly line of Second Street, 40 feet to the point of beginning.

The true and actual consideration for this conveyance is cancellation of contract of sale recorded at Volume M02, Page 21823 in the Real Property Records for Klamath County, Oregon.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 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.

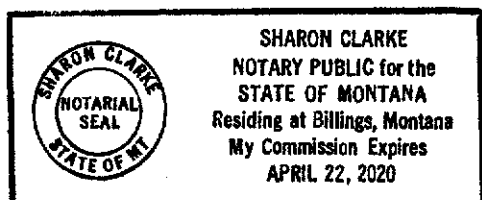
DATED this 12<sup>th</sup> day of June, 2017.

Marilyn Brewer, Attorney in Fact for Dana Murphy, Grantor  
under Power of Attorney dated April 6, 2017, recorded as  
Instrument #2017-003648, Real Property Records for  
Klamath County, Oregon

STATE OF MONTANA)

County of Yellowstone) ss

Personally appeared before me this \_\_\_ day of June, 2017, Marilyn Brewer, Attorney in Fact for Dana Murphy, Grantor, under Power of Attorney dated April 6, 2017, recorded as Instrument #2017-003648, Real Property Records for Klamath County, Oregon, and acknowledged the foregoing instrument to be her voluntary act. Before me:

  
Notary Public for Montana

My Commission expires: 4-22-20