

7064-282491BC/171176AM

2017-006972

Klamath County, Oregon

06/26/2017 02:19:00 PM

Fee: \$47.00

After recording, return to
(File No. 27462001)

Theresa M. Wade
1011 Commercial St. NE
Salem OR 97301

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

James R. Farnsworth, Jr.
1485 Cooley Road
Woodburn OR 97071

STATUTORY BARGAIN AND SALE DEED

(ORS 93.860)

Deborah Farnsworth, Personal Representative of the Estate of James R. Farnsworth, Sr., Grantor, conveys to James R. Farnsworth, Jr. and Kasey Tavera, as tenants in common each as to an undivided one-half interest, Grantee, the following described real property located in Klamath County, State of Oregon:

LOTS 23 AND 24 IN BLOCK 17, SECOND ADDITION TO RIVER PINES
ESTATES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN
THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

SUBJECT TO:

The true consideration for this conveyance is nil. It is done pursuant to that certain General Judgment Approving Final Amended Account and Decree and Judgment of Final Distribution dated June 16, 2017 and entered in Marion Circuit Court under Case No. 14C23499.

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

After recording return to:

First American Title
395 SW Bluff Drive, Suite 100
Bend, OR 97702

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.

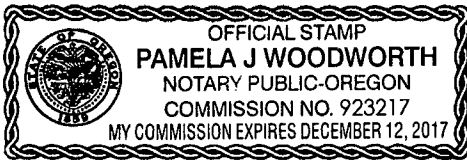
DATED this 20 day of June, 2017.

ESTATE OF JAMES R. FARNSWORTH, SR.

By: Deborah Farnsworth
Deborah Farnsworth, Personal Representative

STATE OF Oregon)
County of Grant) ss
Grant)

On this 20 June day of June 2017, personally appeared before me the within-named **Deborah Farnsworth**, Personal Representative of the Estate of James R. Farnsworth, Sr., and acknowledged said instrument to be her voluntary act and deed.



Pamela Woodward
NOTARY PUBLIC FOR OREGON
My Commission Expires: December 12, 2017