

2017-007146

Klamath County, Oregon



00205996201700071460020023

06/29/2017 01:04:33 PM

Fee: \$47.00

AFTER RECORDING, RETURN TO:

William M. Ganong

Attorney at Law

Post Office Box 691

Klamath Falls OR 97601

SEND TAX STATEMENTS TO:

Kenneth Franklin Hendrick

1925 Burns Street

Klamath Falls OR 97603

BARGAIN AND SALE DEED

Kenneth Franklin Hendrick, in his capacity as Claiming Successor of the Small Testate Estate of William James Hendrick, Klamath County Circuit Court Case No. 17PB01708, Grantor, conveys unto Kenneth Franklin Hendrick, all that real property in Klamath County, Oregon, which is more particularly described as follows:

Lot 4, SKYLINE VIEW, Klamath County, Oregon.

Klamath County Assessor's Parcel No. R3910-006CB-02500-000
and Property ID Number R589615

More commonly referred to as 2410 Western Street, Klamath Falls, Oregon 97603

The true and actual consideration for this transfer is inheritance.

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,

BARGAIN AND SALE DEED - 1

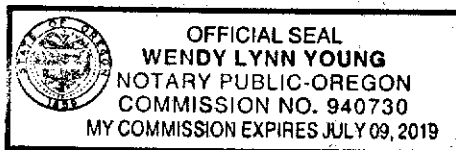
OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009,
AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 21 day of June 2017.

Kenneth Franklin Hendrick
KENNETH FRANKLIN HENDRICK

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on June 21, 2017 by
Kenneth Franklin Hendrick, in his capacity as Claiming Successor of the Small Testate Estate of
William James Hendrick, Klamath County Circuit Court Case No. 17PB01708.



Wendy Lynn Young
Notary Public for Oregon
My Commission Expires: 7-9-19