



07/10/2017 10:25:51 AM

Fee: \$42.00

RETURN TO: Mammen & Null, Lawyers, LLC, PO Box 477, La Grande, OR 97850
GRANTOR: Charles M. Smith and Betty A. Smith, PO Box 115, Cove, OR 97824
GRANTEE: Debra A. Sinclair, PO Box 1300, La Grande, OR 97850
TAXES TO: Debra A. Sinclair, PO Box 1300, La Grande, OR 97850


STATUTORY BARGAIN AND SALE DEED


Charles M. Smith and Betty A. Smith, husband and wife, as tenants by the entirety, Grantors bargain, sell, and convey to Debra A. Sinclair, Grantee, the following described real property located in Klamath County, Oregon:

Lot 7 in Block 9, Jack Pine Village, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is estate planning and loan discharge. 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 29th day of June, 2017.


CHARLES M. SMITH


BETTY A. SMITH

STATE OF OREGON)
) ss.
County of Union)

On June 29, 2017, before me personally appeared Charles M. Smith and Betty A. Smith, and acknowledged the foregoing instrument to be their voluntary act and deed.

