

2017-008812

Klamath County, Oregon



00208014201700088120020021

08/07/2017 09:00:26 AM

Fee: \$47.00

Grantor:

Ross A. Van Loo
99 N. 29th Ave.
Cornelius, OR 97113

Grantee:

Ross A. Van Loo and
Eugenie R. Van Loo, Trustees
99 N. 29th Ave.
Cornelius, OR 97113

After recording, return to:

C. Thomas Davis
12220 SW First Street
Beaverton, OR 97005

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

As is on record

STATUTORY BARGAIN AND SALE DEED

ROSS VAN LOO, Grantor, conveys to ROSS A. VAN LOO and EUGENIE R. VAN LOO, Trustee, VAN LOO FAMILY REVOCABLE TRUST dated June 15, 2017, or successor trustee, Grantee, all of Grantor's right, title and interest in the following real properties situated in Klamath County, Oregon, to-wit:

Legal: LOT 29, BLOCK 1, BELLA VISTA TRACT NO. 1235, in the
County of Klamath, State of Oregon.

The true consideration for this conveyance is NONE- probate avoidance.

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: Aug 1, 2017

Ross A Van Loo
Ross A. Van Loo, Grantor

STATE OF OREGON)
) ss.
County of Washington)

Aug 1, 2017

Personally appeared before me the above named Ross A. Van Loo and declared the same to be a voluntary act and deed.

C Thomas Davis

Notary Public for Oregon

