

2017-010729

Klamath County, Oregon



00210417201700107290020022

09/21/2017 02:47:37 PM

Fee: \$47.00

After Recording, please send to:

Zane A. Puffenbarger
2781 Vermont Avenue
Klamath Falls, OR 97603

*Please also send tax statements
To above address

Blain Lawelle

Returned at Counter

BARGAIN AND SALE DEED

This Bargain and Sale Deed, executed this 20th day of September, 2017.

By Grantor, **Harold E. Puffenbarger and Kathleen A. Puffenbarger, as Trustees of the Hepkap Trust**, conveys to Grantee **Zane A. Puffenbarger**, all of the title held by Grantor in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Klamath, State of Oregon, to Wit:

**Lots 15 and 16, except therefrom the Westerly 14 feet of Lot 15 of
PIEDMONT HEIGHTS, in the County of Klamath, State of Oregon.**

The true and actual consideration for this transfer, stated in terms of dollars, is \$337,300.00. ORS 93.930.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

IN WITNESS WHEREOF, that said Grantor has executed this 20th day of September, 2017.

H. E. Puffenbarger Trustee
Harold E. Puffenbarger, Trustee

KA Puffenbarger
Kathleen A. Puffenbarger, Trustee

STATE OF OREGON)

County of Clatsop) ss.

The above-mentioned persons, Harold E. and Kathleen A. Puffenbarger, Trustees, appeared before me and acknowledged that they executed the above instrument. Subscribed and sworn before me this 20th day of September, 2017.



[Signature]
Notary Public for Oregon
My Commission Expires: July 11, 2020