

2017-011310

Klamath County, Oregon

10/05/2017 02:45:00 PM

Fee: \$47.00

After recording, return to:

Berit L. Everhart
Arnold Gallagher P.C.
800 Willamette Street, Suite 800
Eugene, OR 97401

**Until a change is requested,
mail all tax statements to:**

Ronald L. Hein
443 N. 16th Street
Springfield, OR 97477

BARGAIN AND SALE DEED

Lorraine Lynette Meller and Ronald LeRoy Hein, co-Trustees of the Hein Joint Trust
dated January 10, 2008, Grantor, conveys to **Ronald L. Hein**, Grantee, the following described
real property located in Klamath County, Oregon:

Lot #2: E½ S½ N½ NE¼ SE¼ Section 8, TWP25S, R8E, W.M. Five acres m or l. Subject to a
twenty foot (20 ft.) wide easement for power utility use. Subject to reservations and restrictions
of record. Subject to twenty foot (20 ft.) wide easement on West boundary for mutual roadway
and all other roadway purposes.

AND

Lot #4: E½ S½ N½ NE¼ SE¼ Section 8, TWP25S, R8E, W.M. Five acres m or l. Subject to a
thirty foot (30 ft.) wide easement parallel and along West boundary for mutual roadway and all
other roadway purposes. Subject to a twenty foot (20 ft.) wide easement for power utility use.
Subject to reservations and restrictions of record.

The true consideration for this conveyance is \$0. This conveyance is being made in
connection with a trust administration.

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

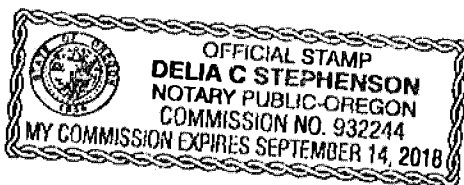
DATED: October 5, 2017

Lorraine L. Meller
Lorraine Lynette Meller, Co-Trustee

Ronald L. Hein
Ronald LeRoy Hein, Co-Trustee

STATE OF OREGON)
) ss.
COUNTY OF LANE)

This instrument was acknowledged before me on October 5, 2017, by Lorraine Lynette Meller and Ronald LeRoy Hein, Co-Trustees, of the Hein Joint Trust dated January 10, 2008.



Delia C. Stephenson
Notary Public for Oregon
My commission expires: 9-14-18