

Amertitle
1396-11927

2017-011490
Klamath County, Oregon
10/10/2017 02:51:00 PM
Fee: \$42.00

Grantor's Name and Address:

Lois Michaels
21018 Cinder Court
Bly, OR 97622

Grantee's Name and Address:

Philip Blakeley
1635 Parkway Drive
Redmond, Oregon 97756

After recording return to:

Philip Blakeley
1635 Parkway Drive
Redmond, Oregon 97756

Mail all tax statements to:

Philip Blakeley
1635 Parkway Drive
Redmond, Oregon 97756

**BARGAIN AND SALE DEED
(Statutory Form)**

Lois Michaels, grantor, conveys to Philip Blakeley, grantee, the following real property, an undeveloped lot in Klamath County, State of Oregon, described as follows:

Lot 19 in Block 5 of Tract 1093, PINECREST, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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.

The true and actual consideration for this conveyance is pursuant to the Final Account and Petition for General Judgment of Final Distribution; and General Judgment Approving Final Accounting and Authorizing Final Distribution, filed in Klamath County, case no. 16-PB-02247.

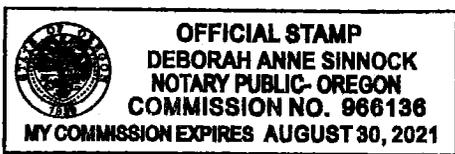
In Witness Whereof, the grantor has executed this instrument this 5th day of Oct., 2017.

Lois Michaels
Lois Michaels

State of Oregon, County of Klamath) ss.

This instrument was acknowledged before me this 5th day of Oct., 2017, by Lois Michaels to be her voluntary act and deed.

Deborah Anne Sinnock
Notary Public for Oregon
My Commission Expires: 8-30-21



AMERITITLE, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.