

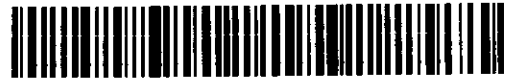
After recording return to:
James J. & Melody C. Osborne
8309 Ground Squirrel Drive
Bonanza, OR 97623

Until a change is requested all tax statements shall be sent
to the following address:
James J. & Melody C. Osborne

8309 Ground Squirrel Drive
Bonanza, OR 97623

2017-012276

Klamath County, Oregon



00212282201700122760020020

10/25/2017 01:42:55 PM

Fee: \$47.00

**STATUTORY
BARGAIN AND SALE DEED**

We, Eleanor Obert Family Trust, Grantor, conveys to, James J. Osborne and Melody C. Osborne, Grantee, the following described real property situated in Klamath County, Oregon, to-wit:

A TRACT OF LAND BEING A PORTION OF LOT 40 IN BLOCK 32 OF "KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT- PLAT NO. 2", SITUATED IN THE SW1/4 OF SECTION 4, T38S, R11EWM, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE LINE COMMON TO LOTS 39 AND 40, BLOCK 32 OF SAID KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT-PLAT NO. 2, FROM WHICH THE SOUTHERLY MOST CORNER OF SAID LOT 40 BEARS S54°48'45"W, 311.81 FEET; THENCE N19°48'26"W, 35.02 FEET; THENCE N60°13'44"E, 357.69 FEET TO THE EASTERLY MOST CORNER OF LOT 40; THENCE S54°48'45"W, 365.38 FEET TO THE POINT OF BEGINNING; CONTAINING 0.14 ACRES, MORE OR LESS, AND WITH BEARINGS BASED ON SAID PLAT OF KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT-PLAT NO. 2.

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 consideration for this conveyance is \$0. (Here comply with the requirements of ORS 93.030) THIS CONVEYANCE IS MADE PURSUANT TO "PROPERTY LINE ADJUSTMENT 2-17".

Dated this 9th day of September, 2017.

Eleanor Obert
Eleanor M. Obert

SEE ATTACHED
NOTARIAL CERTIFICATE

By: Lorna Lathrop
witness #1
[Signature]
witness #2

State of California }
County of Fresno } ss

This instrument was acknowledged before me on this 9th day of September, 2017, by
Eleanor M. Obert as Trustee of the Eleanor Obert Family Trust

SEE ATTACHED
NOTARIAL CERTIFICATE

Stacey Porter, Notary Public
Notary Public for the State of California
My commission expires: 10-11-19

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Fresno)

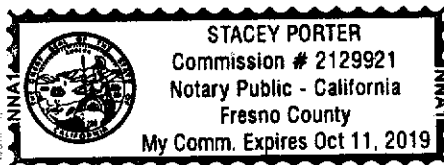
On 9-9-17 before me, Stacey Porter, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Eleanor May Obert
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Stacey Porter
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Statutory Bargain & Sale Deed Document Date: 9-9-17
Number of Pages: 1 Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: Eleanor May Obert
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☒ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: SELF

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____