

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY MEANS.

**AmeriTitle**  
 LTC 1396-11946

2017-013874

Klamath County, Oregon

12/05/2017 02:47:03 PM

Fee: \$47.00

Grantor's Name and Address

Grantee's Name and Address

After recording, return to (Name and Address):

Same as below

Until requested otherwise, send all tax statements to (Name and Address):  
MAUREEN VIRGINIA LEITZKE4379 Ferrier Ave  
City 97601SPACE RESERVED  
FOR  
RECORDER'S USE

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that MAUREEN VIRGINIA LEITZKE, PATRICK JAMES BRENNAN AND BARRY DEAN BRENNAN

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto MAUREEN VIRGINIA LEITZKE

hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows (legal description of property):

Parcel 1 of LAND PARTITION 09-17, Replat of Parcel 3 of LP 2-08 located in the SE1/4 Section 36, T. 39S., R. 7 E.W.M., and NE1/4 Section 1, T 40S., R7 E.W.M. Klamath County, Oregon, recorded in 2017 - 12919

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.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$to change vesting. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on November 1st 2017; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

*Maureen Virginia Leitzke*  
 Maureen Virginia Leitzke

*Patrick James Brennan*  
 Patrick James Brennan

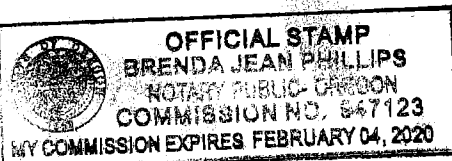
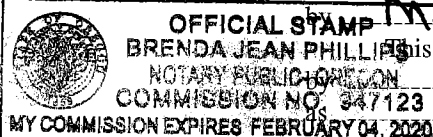
*Barry Dean Brennan*  
 Barry Dean Brennan

STATE OF OREGON, County of Klamath Barry Dean Brennan

This instrument was acknowledged before me on 12-5-2017

Maureen Virginia Leitzke

This instrument was acknowledged before me on



Notary Public for Oregon

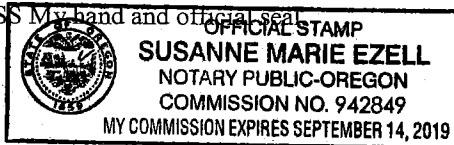
My commission expires 2-4-2020

Patrick James Brennan  
Patrick James Brennan

State of Oregon  
County of Washington

On this 18<sup>th</sup> day of December, 20 17, personally appeared before me the above named Patrick James Brennan, and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

WITNESS My hand and official seal.



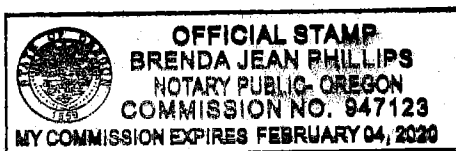
Susanne Ezell  
Notary Public for Oregon  
My Commission expires: 09/14/2019

Barry Dean Brennan  
Barry Dean Brennan

State of Oregon  
County of Klamath

On this 5 day of December, 20 17, personally appeared before me the above named Barry Dean Brennan, and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

WITNESS My hand and official seal.



Brenda Jean Phillips  
Notary Public for Oregon  
My Commission expires: 2-4-2020