

2017-014135

Klamath County, Oregon



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12/12/2017 02:53:23 PM

Fee: \$42.00

Grantor's name and address:

William Andrew Divine
5650 Delaware Ave.
Klamath Falls, Oregon 97601

Send Tax Statements to:

No Change.

After recording return to person recording

or Richard Fairclo
409 Pine Street, Suite 209
Klamath Falls, Oregon, 97601

Returned at Counter

- BARGAIN AND SALE DEED -

William Andrew Divine, Grantor, whose address is 5650 Delaware Avenue, conveys to William A. Divine, Marlene Erickson and Charlene Moulton, Co Trustees of the Bill and Laura Divine Trust Dated December 12, 2017, Grantee, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

Lot 69 of Cloverdale, according to the official plat thereof on file in the Klamath County Oregon.

SUBJECT TO AND EXCEPTING: Liens, encumbrances of records and those apparent upon the land, and easements, assessments and obligations, if any for irrigation districts or associations.

The true and actual consideration for this transfer is \$1.00 and other valuable consideration, as funding Grantor's Living Trust.

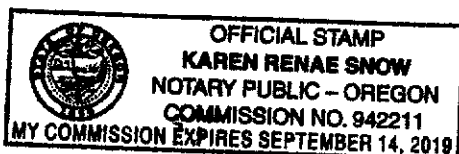
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009, AND SECTIONS 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 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 12th day of December, 2017.

X William A. Divine

STATE OF OREGON, County of Klamath) ss.

Personally appeared before me this 12th day of December, 2017, the above named William Andrew Divine and acknowledged the foregoing instrument to be his voluntary act and deed.



Karen Renae Snow
Notary Public for Oregon

My Commission expires: 9-14-2019