

2018-000151

Klamath County, Oregon



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01/04/2018 11:26:28 AM

Fee: \$42.00

Returned at Counter

After recording, return to:
 Brandsness, Brandsness & Rudd, P.C.
 Attorneys at Law
 411 Pine Street
 Klamath Falls, OR 97601

Send tax statements to:
 William Vest and Carol Vest
 472 W Ballf Street
 Roseburg, OR 97471-2902

Grantor:

Dana Murphy
 129 N 2nd Street
 Klamath Falls, OR 97601

Grantees:

William L. Vest and Carol Jean Vest,
 Trustees of the William L. Vest and
 Carol Jean Vest Joint Revocable Living Trust
 472 W Ballf Street
 Roseburg, OR 97471-2902

- BARGAIN AND SALE DEED -

Dana Murphy, by and through Marilyn Brewer, her attorney-in fact under that certain Power of Attorney dated April 6, 2017 and recorded as Instrument No. 2017-003648 in the Real Property Records for Klamath County, Grantor, conveys to William L. Vest and Carol Jean Vest, Trustees of the William L. Vest and Carol Jean Vest Joint Revocable Living Trust, Grantee, her interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

A portion of Lots 5 and 6 in Block 19 of ORIGINAL TOWN OF LINKVILLE, now City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning at a point on the East line of Second Street, 72 feet Southeasterly from the Southwesterly corner of said Lot 5; thence Northeasterly and at right angles to Second Street, a distance of 75 feet; thence Southeasterly and at right angles to Pine Street, a distance of 40 feet; thence Southwesterly and at right angles a distance of 75 feet to the Easterly line of Second Street; thence Northwesterly along the Easterly line of Second Street, 40 feet to the point of beginning.

The true and actual consideration for this conveyance is cancellation of contract of sale and assignment thereof recorded at Volume M02, Page 21823 and 2015-004276 respectfully, in the Real Property Records for 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 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.

DATED this 27 day of December, 2017.

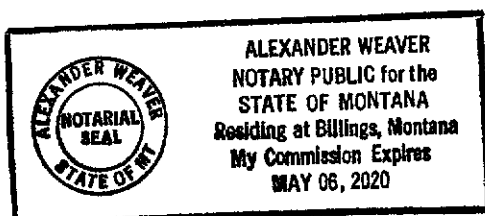
Marilyn Brewer, POA
 Marilyn Brewer, Attorney in Fact for Dana Murphy, Grantor
 under Power of Attorney dated April 6, 2017, recorded as
 Instrument #2017-003648, Real Property Records for
 Klamath County, Oregon

STATE OF MONTANA)

) ss

County of Yellowstone)

Personally appeared before me this 27 day of December, 2017, Marilyn Brewer, Attorney in Fact for Dana Murphy, Grantor, under Power of Attorney dated April 6, 2017, recorded as Instrument #2017-003648, Real Property Records for Klamath County, Oregon, and acknowledged the foregoing instrument to be her voluntary act. Before me:



[Signature]
 Notary Public for Montana
 My Commission expires: May 06, 2020