

*Fawn Law*

Returned at Counter

2018-000625

Klamath County, Oregon



00216074201800006250020024

01/17/2018 03:47:52 PM

Fee: \$47.00

**After Recording, please send to:**

Fawn Hermann  
25731 Rocky Point Road  
Klamath Falls, Oregon 97601

\*Please also send tax statements  
To above address

### STATUTORY BARGAIN AND SALE DEED

This Bargain and Sale Deed, executed this 11<sup>th</sup> day of January 2018.

By Grantor, **Sherry L. Sloan**, conveys to Grantee **Fawn Hermann**, the following described parcel of land, and improvements and appurtenances thereto in the County of Klamath, State of Oregon, to Wit:

The SE $\frac{1}{4}$  SW $\frac{1}{4}$  lying southerly of the centerline of Fourmile Creek and the SW $\frac{1}{4}$  SE $\frac{1}{4}$  of Section 3, and the W $\frac{1}{2}$  of the NE $\frac{1}{4}$ , less the Southerly 330 feet of the SW  $\frac{1}{4}$  NE  $\frac{1}{4}$ , of Section 10, Township 36 South, Range 6 E., W.M., Klamath County, Oregon.

Klamath County Assessor's No.: R-3606-01000-00200-000;  
R-3606-00300-00400-000; and  
R-3606-00300-00500-000


But reserving and conveying unto Sherry L. Sloan for the remainder of her life the right to maintain a single-family residence on the property and unlimited access to said residence and remainder of the property.

The true and actual consideration for this transfer, stated in terms of dollars, is \$0.00. This Deed is made for estate planning purposes. No consideration stated in dollars has been paid for this transfer.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

IN WITNESS WHEREOF, That said Grantor has executed this instrument this 11<sup>th</sup> day of January 2018.

  
Sherry L. Sloan

STATE OF OREGON            )  
County of Klamath        ) ss.

The above-mentioned person, Sherry L. Sloan, appeared before me and acknowledged that she executed the above instrument. Subscribed and sworn before me this 11<sup>th</sup> day of January 2018.

  
Notary Public for Oregon  
My Commission Expires: 8/30/21

