

00217116201800015050030032

02/07/2018 08:32:37 AM

Fee: \$52.00

After recording return to:

Melvin D. Ferguson

Attorney at Law

514 Walnut Avenue

Klamath Falls, OR 97601

Send tax statements to:

Timothy R. and Dianne E. Kroeker

506 Addison Street

Klamath Falls, OR 97601

BARGAIN AND SALE DEED

Timothy R. Kroeker and Dianne E. Kroeker and Kevin D. Kroeker, with Rights of Survivorship, Grantors, convey to Timothy R. Kroeker and Dianne E. Kroeker, husband and wife, as tenants by the entirety, Grantees, the following described real property:

Lot 4 Block 68, Buena Vista Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Commonly known as 506 Addison Street, Klamath Falls, Oregon.

Property ID: R212219

Tax lot number: R-3809-029BD-16200-000

There is no true and actual consideration for this conveyance, it is done for the purposes of estate planning and to remove any legal interest Kevin D. Kroeker has in the subject property.

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

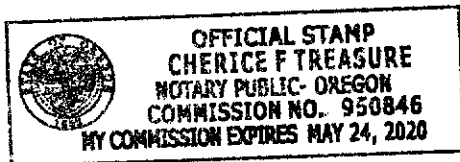
FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 23 day of January, 2018

Timothy R Kroeker
Timothy R. Kroeker

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above-named Timothy R. Kroeker and acknowledged the foregoing instrument to be his voluntary act. Before me this 23rd day of January, 2018.



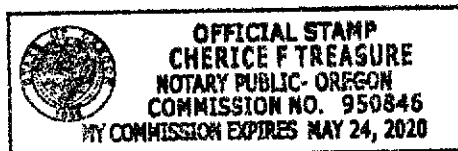
Cherice F. Treasure
Notary Public for Oregon
My commission expires: 5-24-2020

Dated this 23rd day of January, 2018

Dianne E. Kroeker
Dianne E. Kroeker

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above-named Dianne E. Kroeker and acknowledged the foregoing instrument to be her voluntary act. Before me this 23rd day of January, 2018.



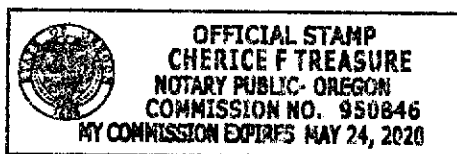
Cherice F. Treasure
Notary Public for Oregon
My commission expires: 5-24-2020

Dated this 26 day of January, 2018.

Kevin D. Krocker
Kevin D. Krocker

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above-named Kevin D. Krocker and acknowledged the foregoing instrument to be his voluntary act. Before me this 26 day of January, 2018.



Cherice F. Treasure
Notary Public for Oregon
My commission expires: 5/24/2020