

2018-004246

Klamath County, Oregon



00220324201800042460020025

04/09/2018 10:43:24 AM

Fee: \$47.00

GRANTOR NAME AND ADDRESS

Edward Eugene Simmons
3472 Denver Park
Klamath Falls, Oregon 97603

GRANTEES NAMES AND ADDRESS

Edward E. Simmons
Leatrice A. Simmons
3472 Denver Park
Klamath Falls, Oregon 97603

AFTER RECORDING RETURN TO

Neal G. Buchanan, Attorney
435 Oak Ave.
Klamath Falls, Oregon 97601

SEND TAX STATEMENTS TO

Grantees

BARGAIN AND SALE DEED - STATUTORY FORM

EDWARD EUGENE SIMMONS, GRANTOR, conveys to **EDWARD E. SIMMONS and LEATRICE A. SIMMONS, Husband and Wife, GRANTEES** the real property situated in Klamath County, Oregon, and legally described as follows, to-wit:

The South one-half of Lot 3 and all of Lots 4 and 5
in Block 3, Original Plat of Bonanza, County of Klamath,
State of Oregon.

The true and actual consideration for this conveyance is \$0.
However, the actual consideration consists of or includes other
property or value given or promised which is the whole
consideration, being for estate planning purposes.

"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, AND SECTIONS 2 TO 9 AND 17,
CHAPTER 855, OREGON LAWS, 2009 AND SECTIONS 2 TO 7, CHAPTER 8,
OREGON LAWS, 2010."

DATED this 9th day of April, 2018.

Edward Eugene Simmons
EDWARD EUGENE SIMMONS

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me on 9th day of
April, 2018 by **EDWARD EUGENE SIMMONS**.

Brenda Miller
NOTARY PUBLIC FOR OREGON
My Commission Expires: 1-18-22

