

**2018-006617****Klamath County, Oregon**

05/31/2018 09:52:00 AM

Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

Pacific Terrace Trust

PO Box 1974

Klamath Falls, OR 97601

Grantor's Name and Address

Mary B. Kelley

39449 Hwy 62

Chiloquin, OR 97624

Grantee's Name and Address

After recording return to:

Mary B. Kelley

39449 Hwy 62

Chiloquin, OR 97624

Until a change is requested all tax statements  
shall be sent to the following address:

Mary B. Kelley

39449 Hwy 62

Chiloquin, OR 97624

File No. 239772AM

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**BARGAIN AND SALE DEED**

KNOW ALL MEN BY THESE PRESENTS, That

**Capitol Industries, Inc., Trustee of the Pacific Terrace Trust,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey  
unto

**Mary B. Kelley,**

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with  
the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the  
County of **Klamath**, State of Oregon, described as follows, to wit:

**Lot 3 and the Southerly ten feet of Lot 2 in Block 18 of HILLSIDE ADDITION to the City of Klamath  
Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County,  
Oregon.**

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$185,000.00**.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part  
of the consideration.

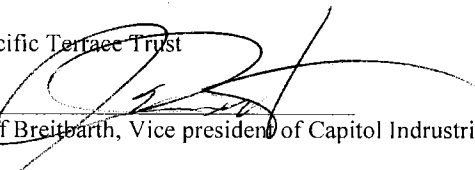
To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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.

In Witness Whereof, the grantor has executed this instrument this 30 day of May 2018; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

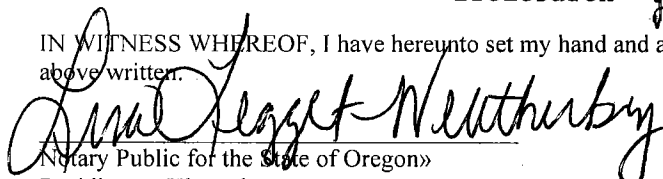
Pacific Terrace Trust

by:   
Jeff Breitbarth, Vice president of Capitol Industries, Inc., Trustee

State of Oregon} ss.  
County of Klamath}

*fw* On this 30 day of May, 2018, before me, Lisa Legget-Weatherby a Notary Public in and for said state, personally appeared Jeff ~~Breitbarth~~ as Vice president of Capitol Industries, Inc., trustee of the Pacific Terrace Trust known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the , and acknowledged to me that he/she/they executed the same as Trustee. *fw* **\*Breitbarth**

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

  
Notary Public for the State of Oregon»  
Residing at: Klamath  
Commission Expires: 10/19/19

