



2018-007183

Klamath County, Oregon

06/14/2018 09:58:00 AM

Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

Dennis Leroy Cole

P.O. Box 65

Sprague River, OR 97639

Grantor's Name and Address

Dennis L. Cole

Grantee's Name and Address

After recording return to:

Dennis L. Cole, Trustee

P. O. Box 65

Sprague River, OR 97639

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

Same as above

File No. 238682AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Dennis Leroy Cole and Nancy Jean Cole, Trustees of the Cole Family Living Trust,

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

Dennis L. Cole and Sandra L. Cole, Trustees of the Dennis and Sandra Cole Trust dated January 8, 2001,

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:

That portion of the W1/2 of the SW1/4 that lies South of Cherrywood Lane, a platted Road of Juniper Acres in Section 35, Township 35 South, Range 10 East of the Willamette Meridian.

The true and actual consideration paid for this transfer, stated in terms of dollars, is to Clear Title.

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 8th day of JUNE, 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.

The Cole Family Living Trust

By: Dennis Leroy Cole
Dennis Leroy Cole, Trustee

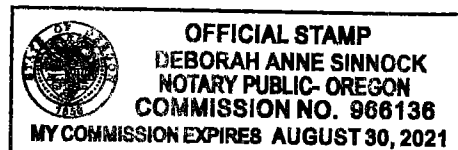
By: Nancy Jean Cole
Nancy Jean Cole, Trustee

State of OR } ss
County of Klamath }

On this 8th day of JUNE, 2018, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Dennis Leroy Cole and ~~Nancy Jean Cole~~, Trustees of the Cole Family Living Trust, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

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

Deborah Anne Sinnock
Notary Public for the State of OR
Residing at: Klamath Co
Commission Expires: 8-30-21



State of OR
County of Klamath

This instrument was acknowledged before me on 6-11-18,
By Nancy Jean Cole, Trustee of The Cole Family Living Trust

Deborah Anne Sinnock
(Notary Public for Klamath)
My commission expires 8-30-21

