

2018-008268

Klamath County, Oregon



00225170201800082680010012

07/11/2018 01:55:25 PM

Fee: \$82.00

Grantor's name and address:

James R. McPherson
2624 Chantal Ave
Klamath Falls, Oregon 97601

Send Tax Statements to:

No Change.

After recording return to person recording

or Richard Fairclo
409 Pine Street, Suite 209
Klamath Falls, Oregon, 97601

- BARGAIN AND SALE DEED -

James R. McPherson, Grantor, conveys to James Ray McPherson and Joel Thomas McPherson, Trustees of the James Ray McPherson Family Trust Dated July 9, 2018, Grantee, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

Lot 11 in Block 1 of Tract No. 1216, FIRST ADDITION TO CHIA PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO AND EXCEPTING: Liens, encumbrances of records and those apparent upon the land, and easements, assessments and obligations, if any for irrigation districts or associations.

The true and actual consideration for this transfer is \$1.00 and other valuable consideration, as funding Grantor's Living Trust.

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

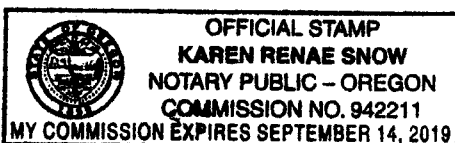
Dated this 11th day of July, 2018.

[Signature of James R. McPherson]

STATE OF OREGON, County of Klamath) ss.

Personally appeared before me this 11 day of July, 2018, the above named James R. McPherson and acknowledged the foregoing instrument to be his voluntary act and deed.

[Signature of Karen Renae Snow]
Notary Public for Oregon
My Commission expires: 9-14-19



Returned at Counter