

2018-008973

Klamath County, Oregon



00226055201800089730020022

07/30/2018 09:49:31 AM

Fee: \$87.00

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

~~Erik C. Larsen
Huycke O'Connor Jarvis, LLP
823 Alder Creek Drive
Medford, OR 97504~~

Lori D. Thomas
541 Fairview St
Ashland OR 97520

**UNTIL A CHANGE IS REQUESTED
SEND ALL TAX STATEMENTS TO:**
No change

GRANTEE:
Equity Trust Co.

BARGAIN AND SALE DEED

FOR VALUE RECEIVED, EQUITY TRUST COMPANY, Successor to STERLING TRUST CO., CUSTODIAN FBO JOHN E. THOMAS, JR., Grantor, does hereby grant, bargain, sell and convey unto, EQUITY TRUST COMPANY, CUSTODIAN FBO LORI D. THOMAS, IRA account number 200371374, Grantee, all that certain real property located in Klamath County, Oregon, and more particularly described as follows:

LOT 30, BLOCK 2, ROBERTS RIVER ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

For informational purposes only, the following is included:
Map No./Tax Lot No: 2409017B0-7300

The consideration for this transfer is ZERO DOLLARS.

TOGETHER WITH all improvements, easements, hereditaments and appurtenances thereto, and subject to such rights, easements, covenants, restrictions and zoning regulations as appear of record or based upon the premises.

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, Grantor has hereunto subscribed *his/her name to this instrument effective the 12 day of ~~June~~^{July}, 2018.

GRANTOR:

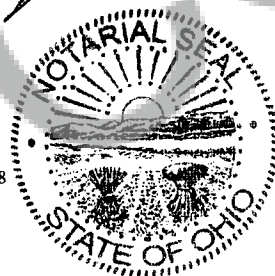
By: _____
Its: _____

ALBERT COLLINS
Corporate Alternate Signer

STATE OF ~~OREGON~~^{Ohio})
) ss.
County of ~~Coyahoga~~^{Cuyahoga})

Personally appeared **ALBERT COLLINS** who, being duly sworn, did say that *he/she* is the CORP ALT SIGNER of Equity Trust Company, an ~~Oregon~~^{South Dakota} corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its board of directors, and *he/she* acknowledged said instrument to be its voluntary act and deed.

Notary Public for the State of ~~Oregon~~^{Ohio}



JENNIFER GIBBONS
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
May 4, 2022

FA12210\BARGAIN & SALE DEED (152541).DOC-jat-6.20.2018