

2018-009092

Klamath County, Oregon

07/31/2018 03:50:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORD



After recording return to:  
Matthieu D.T. Russell and Ashley C  
Russell  
PO Box 2655  
LaPine, OR 97739

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Matthieu D.T. Russell and Ashley C  
Russell  
PO Box 2655  
LaPine, OR 97739

File No.: 7072-3081672 (sh)

Date: July 05, 2018

FIRST AMERICAN 3081672-SS

**STATUTORY BARGAIN AND SALE DEED**

**Kenneth E Cochell, Jr** , Grantor, conveys to **Matthieu D.T. Russell and Ashley C Russell, as tenants by the entirety**, Grantee, the following described real property:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**Lot 23 in Block 17, Second Addition to River Pine Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

The true consideration for this conveyance is **\$0.00**. (Here comply with requirements of ORS 93.030)

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

APN: R130478

Bargain and Sale Deed  
- continued

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Date: 07/05/2018

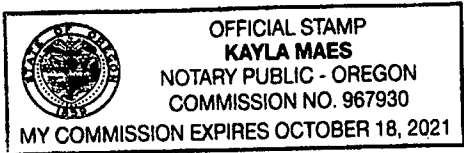
TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17,  
CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 13 day of July, 2018.

Kenneth Cochell Jr  
Kenneth E Cochell, Jr

STATE OF Oregon )  
County of Deschutes )ss.  
)

This instrument was acknowledged before me on this 13 day of July, 2018  
by **Kenneth E Cochell, Jr.**



Kayla Maes  
Notary Public for Oregon  
My commission expires: Oct. 18, 2021