

2018-013805

Klamath County, Oregon

11/14/2018 09:13:05 AM

Fee: \$82.00

RETURN TO:
Andrew C. Brandsness
411 Pine Street
Klamath Falls, OR 97601

MAIL TAX STATEMENTS:
Lafe and Margaret Smith
23509 Highway 70
Bonanza, OR 97623

Grantor:
Katherine M. Tofell
5821 Valley Court
Klamath Falls, OR 97603

Grantee:
Lafe Z. Smith
Margaret C. Smith
23509 Highway 70
Bonanza, OR 97623

-BARGAIN AND SALE DEED-

Katherine M. Tofell, Grantor conveys to Lafe Z. Smith and Margaret C. Smith, husband and wife, Grantees the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Parcel 2 Land Partition 8-16, situated in the N1/2 NW1/4 of Section 35, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, recorded October 24, 2016 in 2016-011291, Microfilm Records of Klamath County, Oregon.

The true and actual consideration is \$1.00 and the purpose for this transfer is to terminate any and all legal interest of John Tofell and Erma K. Tofell in that joint venture and lease agreement dated September 18, 1969, recorded in Klamath County Deed Records Volume M77 Page 22810.

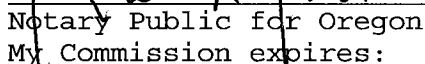
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

DATED this 7TH day of November, 2018.


Katherine M. Tofell

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 7 day of November, 2018, the above-named Katherine M. Tofell and acknowledged the foregoing instrument to be her voluntary act.


Notary Public for Oregon
My Commission expires: 9-7-2021

