

AFTER RECORDING, RETURN TO AND:
SEND TAX STATEMENTS TO:

Jason L. Muno
339 High Street
Klamath Falls OR 97601

267749 AM (ds)

BARGAIN AND SALE DEED

William M. Ganong and Marie I. Ganong Trustees of the WMGPS Trust, as to an undivided 50 percent interest, and Andrew A. Patterson, as to an undivided 50 percent interest, Grantors, convey unto Jason L. Muno, Grantee, their interests in the real property in Klamath County, Oregon, which is more particularly described as follows:

Lot 10, Block 49, First Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Subject to the encumbrances described in AmeriTitle Foreclosure Report 112520AM dated June 6, 2016.

Klamath County Assessor's Parcel No.: R-3809-032AC-10300-000

More commonly referred to as 339 High Street, Klamath Falls, Oregon.

This consideration paid for this transfer is \$42,000.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. 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. 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 VERIFY THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES AND TO INQUIRE

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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.

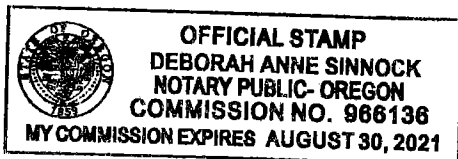
Dated this 14 day of November 2018.

William M. Ganong Trustee
William M. Ganong, Trustee of the
WMGPS Trust

Marie I. Ganong Trustee
Marie I. Ganong, Trustee of the
WMGPS Trust

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me this 16th day of Nov.
2018 by William M. Ganong and Marie I. Ganong, as Trustees of the WMGPS Trust.



Deborah Anne Sinnock
Notary Public for Oregon
My Commission Expires: 8-30-21

Andrew A. Patterson
Andrew A. Patterson

STATE OF ALABAMA, County of Baldwin) ss.

This instrument was acknowledged before me this 10 day of November
2018, by Andrew A. Patterson.

Brooke Michelle Cameron
Notary Public for Alabama
My Commission Expires: SEPTEMBER 21, 2019

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