

Returned at Counter

2018-014141
Klamath County, Oregon



11/21/2018 11:38:22 AM

Fee: \$87.00

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.
620 Main Street
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:

Michele M. Ross, Successor Trustee of the
Ross Family Trust, U.A.D. 04-26-2001

GRANTEE'S NAME AND ADDRESS:

Paul B. Ross
PO Box 7506
Klamath Falls, OR 97602

SEND TAX STATEMENTS TO:

Paul B. Ross
PO Box 7506
Klamath Falls, OR 97602

BARGAIN AND SALE DEED

MICHELE M. ROSS, Successor Trustee of the Ross Family Trust, U.A.D. April 26, 2001
hereinafter referred to as grantor, conveys to **PAUL B. ROSS**, hereinafter referred to as grantee, the
following described real property situated in the County of Klamath, State of Oregon, to-wit:

NW¼SW¼ of Section 7, Township 40 South, Range 10 East of the
Willamette Meridian, lying northeasterly of the Klamath Falls-Malin
Highway, Klamath County, Oregon, saving and excepting therefrom any
portion lying within the right of way of the United States' C-7 lateral.

Map Tax Lot No. 4010-00700-01300-000

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$335,000.00.

IN WITNESS WHEREOF, the grantor has executed this instrument this 21 day of
November, 2018; if a corporate grantor, it has caused its name to be signed and its seal affixed by an
officer or other person duly authorized to do so by order of its board of directors.

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

ROSS FAMILY TRUST, U.A.D.

APRIL 26, 2001

By: Michele M. Ross
Michele M. Ross, Successor Trustee

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 21 day of November 2018, by Michele M. Ross, as Successor Trustee of the Ross Family Trust, U.A.D. April 26, 2001.



Vicki Lynn Young
NOTARY PUBLIC FOR OREGON
My Commission expires: 1-2-21