

  
MTC 278923 AM

After recording, return to:

William M. Ganong  
PO Box 691  
Klamath Falls, OR 97601

2019-001576

Klamath County, Oregon

02/20/2019 11:03:02 AM

Fee: \$87.00

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## BARGAIN AND SALE DEED

Andrew A. Patterson, Trustee of the BMRMG LLC 401 K Plan, Grantor, conveys to William M. Ganong and Marie I. Ganong, Trustees of the Bill and Marie Ganong Family Trust, Grantees, the real property located in Klamath County, Oregon, more particularly described as follows:

Lot 51, Block 91 of Klamath Falls Forest Estates, Highway 66 Unit,  
Plat No. 4, Klamath County, Oregon.

Klamath County Assessor's Map No. R-3711-023CO-00600-000 and  
Account No. R392890, and located on Blackbird Drive, Bonanza, Oregon.

Grantor also assigns and conveys to Grantee, all of Grantors' interest in and to that certain Contract of Sale described in the Memorandum of Contract of Sale wherein Grantor is a Seller and Martin S. Stipp and Tracy Ann Stipp are the Purchaser, recorded March 10, 2017, as record 2010-002872 of the records of the Clerk of Klamath County, Oregon.

The consideration paid for this transfer is \$1,500.00.

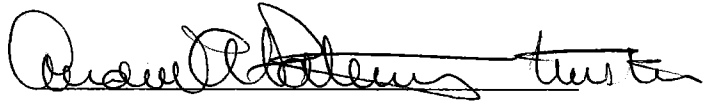
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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

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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 25 day of January, 2019.

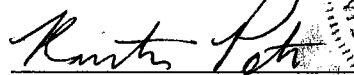


Andrew A. Patterson, Trustee,

of the BMRMG LLC 401 K Plan

STATE OF ALABAMA, County of Baldwin) ss.

This instrument was acknowledged before me on the 25 day of January, 2019, by  
Andrew A. Patterson, in his capacity as Trustee of the BMRMG LLC 401 K Plan:



Notary Public for Alabama

My Commission Expires: 9-12-21

