



02/20/2019 03:32:07 PM

Fee: \$87.00

BARGAIN AND SALE DEED

Grantor: Julie Rae Martin
13131 Highway 140 E
Klamath Falls, OR 97603

Grantees: Heidi Neill and Mark Neill as husband and wife
13190 Highway 140 E
Klamath Falls, OR 97603

After recording,
return to: Barbara M. DiIaconi, Esq., P.C.
121 south 8th Street
Klamath Falls, OR 97601

Send all property
tax statements to: Heidi Neill and Mark Neill
13190 Highway 140 E
Klamath Falls, OR 97603

Consideration: Part of an Estate Plan

KNOW ALL MEN BY THESE PRESENTS, That Julie Rae Martin, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Heidi Neill and Mark Neill as husband and wife with right of survivorship, hereinafter called Grantees, and unto Grantees' heirs, successors and assigns all of the Grantors' right, title and interest in that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the property commonly known as 1313 Highway 140 E, Klamath Falls, OR 97603 more specifically described as follows:

Township 39, Range 10, Block Sec 15, Tract Parcel 1 of LP 14-93

Approximately 3 acres.

Property Id: R596812

Map Tax Lot: 3910-015D0-00300-000

To Have and to Hold the same unto the said Grantees and Grantees' heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, is part of an Estate Plan. However, the actual consideration consists of or includes other property or value given or promised which is the whole of the consideration.

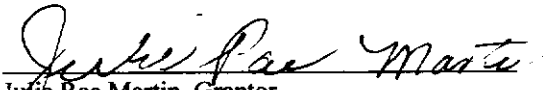
In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

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Returned at Counter

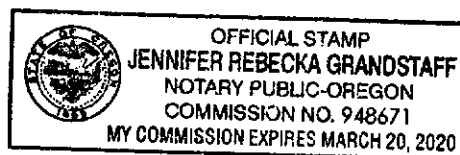
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTION 2 TO 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.


In Witness Whereof, the Grantor has executed this instrument this 19th day of February 2019.


Julie Rae Martin, Grantor

STATE OF OREGON)
) ss
County of Klamath)

This instrument was acknowledged before me on the 19th of February 2019 by
Julie Rae Martin, Grantor.




Notary Public for Oregon
My Commission Expires: 3-20-20