



00235965201900016240020027

02/21/2019 10:34:55 AM

Fee: \$87.00

AFTER RECORDING RETURN TO:

Gleaves Swearingen Potter & Scott LLP
975 Oak Street, Suite 800
Eugene, Oregon 97401

**BILL OF SALE
AND
BARGAIN AND SALE DEED**

Gretchen N. Pierce, Grantor, assigns, transfers, and conveys to Linda E Strait, Grantee, all right, title, and interest in and to the following described real property free of all liens and encumbrances:

Improvements, including cabin improvements, located on Odell Lake E Tract, Lot 1 (Lot OL E-1 01 - improvements only) in Section 15, Township 23 South, Range 6 East, Willamette Meridian, Klamath County, Oregon, together with all personal property located thereon.

The true consideration for this conveyance is \$450,000.00.

Until a change is requested, all tax statements are to be sent to the following address:

Linda E. Strait
6452 SW Loop Dr.
Portland, OR 97221-3364

Tax Account Number: R125849

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.

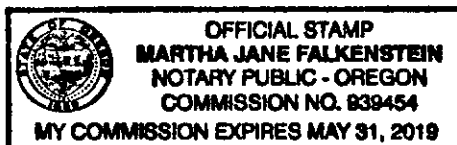
Dated this 22 day of OCTOBER, 2018, effective January 3, 2019.



Gretchen N. Pierce,
Trustee of Nils Hult Family Trust

STATE OF OREGON

COUNTY OF LANE

On this 22 day of October, 2018, before me appeared **Gretchen N. Pierce**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity as Trustee of the **Nils Hult Family Trust**, and that she executed the within instrument on behalf of such trust.




Notary Public
My Commission Expires: 5/31/2019