

2019-006506

Klamath County, Oregon



00241867201900065060030035

06/10/2019 01:25:21 PM

Fee: \$92.00

BARGAIN AND SALE DEED COVER SHEET

Grantor's Name and Address:

William Patrick Madden
2110 Sparrow Court
Eugene, OR 97401

Grantee's Name and Address:

William P. Madden and Sally J. Madden,
Trustees of the Bill and Sally Madden Trust
2110 Sparrow Court
Eugene, OR 97401

After recording return to:

William P. Madden and Sally J. Madden,
Trustees of the Bill and Sally Madden Trust
2110 Sparrow Court
Eugene, OR 97401

**Until a change is requested all tax statements
shall be sent to the following address:**

William P. Madden and Sally J. Madden,
Trustees of the Bill and Sally Madden Trust
2110 Sparrow Court
Eugene, OR 97401

Consideration: \$-0-, to change vesting

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that

William Patrick Madden, Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

WILLIAM P. MADDEN AND SALLY J. MADDEN, TRUSTEES OF THE BILL AND SALLY MADDEN TRUST, Grantee,

and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

The S ½ of the E ½ of the W ½ of the SE ¼ NE ¼ of Section 10, Township 25 South,
Range 8 East of the Willamette Meridian, Klamath County, Oregon.

TAX #2508-010000-01300 KEY #160499

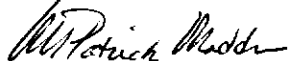
The property is free from encumbrances except those shown on the attached next page.

To have and to hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0, to change vesting.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

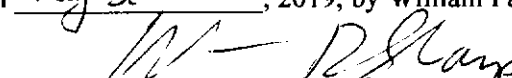
IN WITNESS WHEREOF, the grantor has executed this instrument on May 30th, 2019.

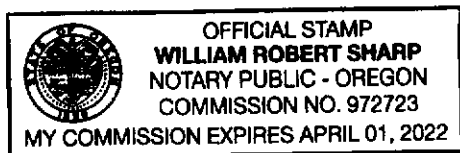


William Patrick Madden, Grantor

STATE OF OREGON, COUNTY OF LANE) ss.

This instrument was acknowledged before me on May 30th, 2019, by William Patrick Madden.


Notary Public for Oregon



1. 1994/95 Taxes, a lien not yet due and payable.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, road or highways.
3. Covenants, reservations, restrictions and easements, if any as contained in the plat dedication of the hereinabove stated addition.
4. Easements as evidenced by Warranty Deed, subject to the terms and provisions thereof;
Dated: October 19, 1970
Recorded: October 22, 1985
Volume: M85, page 17149, Microfilm Records of Klamath County, Oregon
Grantor: John M. Schoonover and Arba F. Schoonover
Grantee: Edward D. Bushman and Beverly J. Bushman
To wit: "Subject to a 15 foot wide easement along entire South boundary and a 10 feet wide easement along West and North boundary as recorded on subdivision map for mutual roadway purposes."
5. For informational purposes, attention is directed to the fact that the property does not appear to abut a public road or highway. Our report does not include a search for any right of way or easement over adjoining or adjacent property to any such public road or highway.
6. Notwithstanding Paragraph 4 of the insuring clauses of the policy, the policy will not insure against loss arising by reason of any lack of a right of access to and from the land.