

2019-006831
Klamath County, Oregon
06/18/2019 11:45:01 AM
Fee: \$82.00

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: Jun Min Fan 4207 Shasta Way Klamath Falls, OR 97603
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Grantor:
Jan A. Driscoll
1230 Sunset Beach Road
Klamath Falls, OR 97601

Grantee:
Jun Min Fan
4207 Shasta Way
Klamath Falls, OR 97603

-BARGAIN AND SALE DEED-

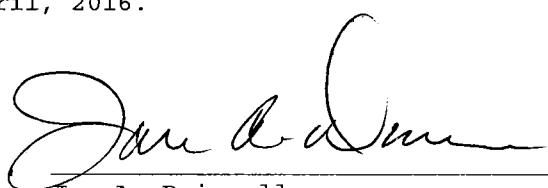
Jan A. Driscoll, Grantor, conveys to Jun Min Fan, Grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Beginning at a point on the West line of Tract No. 6 of GIENGER'S HOME TRACTS, 295 feet North of the Southwest corner of said Tract No. 6; thence North along the West line of said Tract, a distance of 55 feet; thence East at right angles a distance of 100 feet to the East line of said Tract; thence South along the East line of said Tract 55 feet; thence West at right angles 100 feet to the point of beginning.

The true and actual consideration for this transfer is \$125,000.

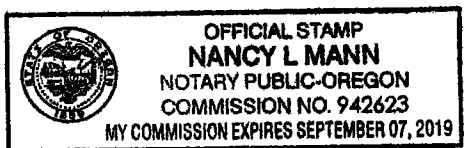
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 14 day of April, 2016.


Jan A. Driscoll

STATE OF OREGON)
) ss.
County of Klamath)

14 This instrument was acknowledged before me by Jan A. Driscoll on April 14, 2016.




Notary Public for Oregon
My Commission expires: 9-7-19