

2019-008334

Klamath County, Oregon



00244185201900083340020022

07/24/2019 09:42:31 AM

Fee: \$87.00

After recording return to:

Melvin D. Ferguson
Attorney at Law
514 Walnut Ave.
Klamath Falls, Oregon 97601

Send tax statements to:

No Change

BARGAIN AND SALE DEED

Bruce E. Bothwell, Grantor, conveys to **Bruce E. Bothwell and Claire M. Bothwell, Trustees of the Bothwell Family Trust uad July 30, 2003** , Grantee, the following described real property:

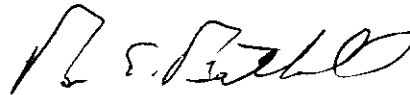
Lots 10, 11, 12 and S 1/2 SW 1/4 of Section 10, and Lots 2, 3 and 6 of Section 9, Township 34 South Range 7 East of the Willamette Meridian.

Commonly known as Yalealant Ranch Property, 45800 Moon St., Chiloquin, OR.

There is no consideration for this conveyance. It is done for estate planning purposes.

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 9th day of July, 2019.



Bruce E. Bothwell

STATE OF CALIFORNIA)
) ss
County of Los Angeles)

On 7-9, 2019 before me, Lisa M. Norrbom, Notary Public, personally appeared Bruce E. Bothwell who provided me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Lisa M. Norrbom

