



MTC 153386 AA

THIS SPACE RESERVED FOR RECORDER'S USE

William M. Ganong and Marie I. Ganong, Trustees

P. O. Box 691

Klamath Falls, OR 97601

Grantor's Name and Address

Martin S. & Tracy Ann Stipp

2101 Standridge Rd.

Tracy, CA 95376

Grantee's Name and Address

After recording return to:

Martin S. & Tracy Ann Stipp

2101 Standridge Rd.

Tracy, CA 95376

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

Same as above

File No. 278923AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

William M. Ganong and Marie I. Ganong, Trustees of The Bill and Marie Ganong Family Trust,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Martin S. Stipp and Tracy Ann Stipp, as Tenants by the Entirety

hereinafter called 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 the County of **Klamath**, State of Oregon, described as follows, to wit:

Lot 51, block 91 of Klamath Falls Forest Estates, Highway 66 Unit, Plat No. 4, Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is for fulfillment of Contract. However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

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

82

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.

In Witness Whereof, the grantor has executed this instrument this 8th day of Feb., 2019; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

The Bill and Marie Ganong Family Trust

By: William M. Ganong
William M. Ganong, Trustee

By: Marie I. Ganong, Trustee
Marie I. Ganong, Trustee

State of OR } ss
County of CLATSOP }

On this 8th day of Feb., 2019, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared William M. Ganong and Marie I. Ganong, Trustees of The Bill and Marie Ganong Family Trust, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Deborah Anne Sinnock
Notary Public for the State of OR
Residing at: CLATSOP CO.
Commission Expires: 8-30-21

