

2014-000268

Klamath County, Oregon



00147210201400002680010012

01/13/2014 08:59:21 AM

Fee: \$42.00

<b>Grantor</b>
William J. Pratt 3178 SE Timberlake Dr. Hillsboro OR 97123
<b>Grantee</b>
Corina R. Pratt 1210 Prescott St. Klamath Falls, OR 97601
After recording return to
William J. Pratt 3178 SE Timberlake Dr. Hillsboro OR 97123
Until requested all tax statements shall be sent to
Corina R. Pratt 1210 Prescott St. Klamath Falls, OR 97601

Reserved for Recorder's Use

## STATUTORY BARGAIN AND SALE DEED

William J. Pratt, Grantor, conveys the entire interest to Corina R. Pratt, Grantee, the following described real property: LOT 23 AND 24, BLOCK 22, SECOND ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, STATE OF OREGON.


Tax ID Number: R214020

Commonly known a 1210 Prescott St., Klamath Falls OR 97601

The true consideration for this conveyance is \$0.00, (Here to comply with requirements of ORS 93.030) in accordance to divorce decree filed and signed in the Circuit court of the State of Oregon for the County of Washington, Case No. C113573DRC


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.

Executed this 30th day of December, 2013

  
William J. Pratt (Grantor)

State of Oregon, County of Washington

This instrument was signed or acknowledged before me on this 30<sup>th</sup> day of December, 2013, by: William J. Pratt (Name of signer)

 (Notary Signature)

Notary Public for Oregon

My Commission Expires: 08-21-2017