2014-012197

Klamath County, Oregon 11/24/2014 09:03:45 AM

Fee: \$47.00

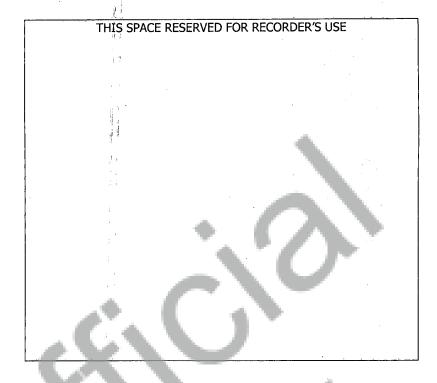
1St 2294241- ALF



After recording return to: Jason Geraud and Brittany Lee Geraud 2039 Worden Avenue Klamath Falls, OR 97601

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

File No.: 7021-2294241 (ALF) Date: November 21, 2014



STATUTORY BARGAIN AND SALE DEED

Jason Geraud, Grantor, conveys to **Jason Geraud and Brittany Lee Geraud, husband and wife**, Grantee, the following described real property:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lots 21, 22, 23 and 24, Block 18, SECOND ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true consideration for this conveyance is **\$to convey title only**. (Here comply with requirements of ORS 93.030)

f. 52.00

Page 1 of 2

APN: R186257

Bargain and Sale Deed - continued

File No.: 7021-2294241 (ALF)

Date: 11/21/2014

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	21	day of	Nov	02	6.	سرح	<u> </u>	, 20_/	14
		•			7	7.7			

Jáson Geraud

STATE OF Oregon

)ss.

County of

Klamath

This instrument was acknowledged before me on this

by Jason Geraud.

Notary Public for Oregon My commission expires:

12-3-14

MY COMMISSION EXPIRES DECEMBER 03, 2014

OFFICIAL SEAL ADRIEN LOUISE FLEEK NOTARY PUBLIC - OREGON COMMISSION NO. 453315