

2015-008594

Klamath County, Oregon



00173923201500085940010016

07/31/2015 01:54:08 PM

Fee: \$42.00

Lori Hannigan  
2015 California Ave  
Klamath Falls OR 97601

Grantor's Name and Address

Lori Hannigan & Tara Gailis  
2015 California Ave  
Klamath Falls OR 97601

Grantee's Name and Address

After recording, return to (Name and Address):

Lori Hannigan  
2015 California Ave  
Klamath Falls OR 97601

Until requested otherwise, send all tax statements to (Name and Address):

Lori Hannigan  
2015 California Ave  
Klamath Falls OR 97601

SPACE RESERVED  
FOR  
RECORDER'S USE

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Lori Hannigan

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Lori Hannigan & Tara Gailis, with right of survivorship 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 Klamath County, State of Oregon, described as follows (legal description of property):

Lot 5 in Block 80 of Buena Vista Addition to Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon and a parcel of land situated in Lot 4 in Block 80, Buena Vista Addition, more particularly described as follows:

Beginning at the SE corner of said Lot 4, thence along the South line of said Lot 4 and along the arc of a 654.87 foot radius curve to the left (chord = North 85° 47' 49" West 25.00 feet) 25.00 feet. Thence North 03° 06' 39" East 138.95 feet to the right of way of the "A" Canal. Thence along said right of way and the arc of a 795.25 foot radius curve to the right (chord = South 85° 48' 43" East 30.30 feet) 30.30 feet to the NW corner of said Lot 5, thence along the West line of said Lot South 05° 17' 55" West 138.96 feet to the point of beginning.

TOGETHER WITH that part of vacated California Avenue which attaches thereto by Ordinance #94-21 recorded August 26, 1994, in Volume M94, page 26775.

More commonly known as 2015 California Ave, Klamath Falls, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1.00. ~~However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration.~~ (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

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

IN WITNESS WHEREOF, grantor has executed this instrument on July 29, 2015; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on July 29, 2015by Lori Hannigan

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



OFFICIAL STAMP  
BRENDA LEE MILLER  
NOTARY PUBLIC-OREGON  
COMMISSION NO. 924612  
MY COMMISSION EXPIRES JANUARY 28, 2018

Brenda Miller  
Notary Public for Oregon

My commission expires 1-28-18