

2015-009776

Klamath County, Oregon



00175406201500097760020026

09/02/2015 10:44:42 AM

Fee: \$47.00

After Recording Return To:

Gale Monroe Wood

1122 LINCOLN ST
KLAMATH FALLS, OR 97601

Until Otherwise Notified, Send Tax

Statements To:

Gale Monroe Wood

SAME

Returned at Counter

BARGAIN AND SALE DEED--STATUTORY FORM

Barbara L. Griffin and Charles A. Crapo, Grantors, convey to Gale Monroe Wood, Grantee, the following described real property situated in Klamath County, Oregon, to wit:

Beginning at a point on the Easterly line of Lincoln Street (formerly Washington Street) distant 40 feet Northeasterly from the most Westerly corner of Lot 6, Block 58, Nichols Addition to the City of Klamath Falls (formerly Linkville), Oregon; thence Northeasterly along the easterly or southeasterly line of Lincoln Street 40 feet; thence Southeasterly and parallel with Twelfth Street 100 feet; thence Southwesterly and parallel with Lincoln Street 40 feet; thence Northwesterly and parallel with Twelfth Street 100 feet to the Easterly line of Lincoln Street aforesaid to the point of beginning, being a part of Lots 6 and 7, Block 58, Nichols Addition to the City of Klamath Falls, Oregon.

The true consideration for this conveyance is \$55,000.00.

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.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. 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 VERIFY EXISTENCE OF FIRE PROTECTION FOR STRUCTURES AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER ORS 197.352.

Dated this ___ day of August, 2015.

Charles A. Crapo

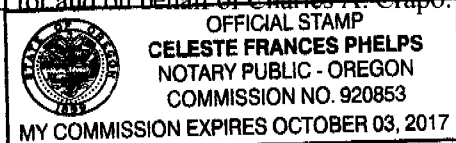
By:

Cindi Ruth Young, his Attorney-in-Fact

Barbara L. Griffin

STATE OF OREGON, County of Marion) ss.

On this ___ day of August, 2015, personally appeared before me the above-named Cindi Ruth Young, Attorney-in-Fact for Charles A. Crapo, and acknowledged the foregoing instrument to be her voluntary act and deed for and on behalf of Charles A. Crapo.

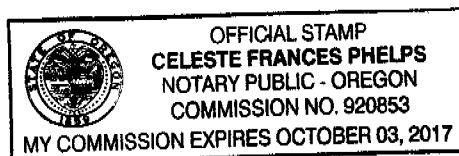


Notary Public for Oregon

My commission expires: Oct 03, 2017

STATE OF OREGON, County of Marion) ss.

On this ___ day of August, 2015, personally appeared before me the above-named Barbara L. Griffin and acknowledged the foregoing instrument to be her voluntary act and deed.



Notary Public for Oregon

My commission expires: Oct 03, 2017