

RECORDING REQUESTED BY:



**Fidelity National Title**  
Company of Oregon

10200 SW Greenburg Rd, Suite 110  
Portland, OR 97223

Escrow No.: 45141519359

**GRANTOR:**

Joann L. McGuire who acquired title as Joann L. York  
1778 Gary St  
Klamath Falls, OR 97603

**GRANTEE:**

Joann L McGuire and Timothy A McGuire, as tenants by the entirety  
1778 Gary St  
Klamath Falls, OR 97603

**SEND TAX STATEMENTS TO:**

Joann L McGuire and Timothy A McGuire,  
1778 Gary St  
Klamath Falls, OR 97603

**AFTER RECORDING RETURN TO:**

Joann L McGuire and Timothy A McGuire,  
1778 Gary St  
Klamath Falls, OR 97603

1778 Gary St, Klamath Falls, OR 97603

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**BARGAIN AND SALE DEED - STATUTORY FORM**  
(INDIVIDUAL or CORPORATION)

Joann L. McGuire who acquired title as Joann L. York, Grantor, conveys to

Joann L McGuire and Timothy A McGuire, as tenants by the entirety, Grantee, the following described real property,  
situated in the County of KLAMATH, State of Oregon,

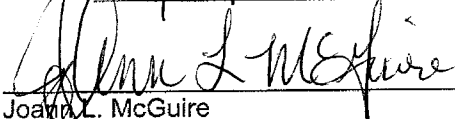
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The true consideration for this conveyance No Dollars And No/100 Dollars (\$0.00). (See ORS 93.030).

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 undersigned have executed this document on the date(s) set forth below.

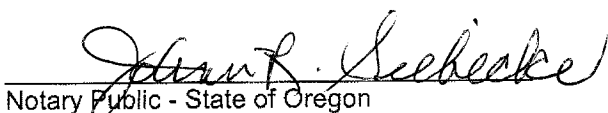
Dated: 1/16/16



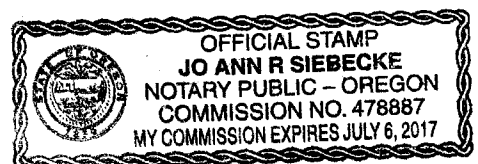
Joann L. McGuire  
who acquired title as Joann L. York  
State of OREGON  
County of KLAMATH

This instrument was acknowledged before me on November 30, 2015 by

Joann L. McGuire

  
Notary Public - State of Oregon

My Commission Expires: 7.6.17



**LEGAL DESCRIPTION**

**EXHIBIT "A"**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF KLAMATH, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:

THE SOUTH ONE-HALF OF LOT 10 AND THE NORTH ONE-HALF OF LOT 7 IN BLOCK 9 OF PLEASANT VIEW TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON. EXCEPTING THEREFROM THE EAST 5 FEET THEREOF CONVEYED TO KLAMATH COUNTY FOR ROADWAY PURPOSES. ALSO EXCEPTING THEREFROM THE SOUTH 7 FEET OF LOT 7 AS CONVEYED BY INSTRUMENT RECORDED IN VOLUME 346 PAGE 587, DEED RECORDS OF KLAMATH COUNTY, OREGON.

Parcel ID: R515623

Commonly known as 1778 Gary Street, Klamath Falls, OR 97603  
However, by showing this address no additional coverage is provided