

2016-007677  
Klamath County, Oregon



07/20/2016 12:00:06 PM

Fee: \$42.00

**BARGAIN AND SALE DEED**

Charles Franklin Ross  
2083 Portland Street  
Klamath Falls, OR 97601  
Grantor

Charles Franklin Ross and  
Rebecca Jane Ross  
2083 Portland Street  
Klamath Falls, OR 97601  
Grantee

After recording return to:  
Grantee

After recording send tax statements to:  
SAME

KNOW ALL MEN BY THESE PRESENTS, that CHARLES FRANKLIN ROSS, hereinafter called Grantor for the consideration hereinafter stated, does hereby grant, bargain sell and convey to CHARLES FRANKLIN ROSS and REBECCA JANE ROSS, as Tenants by the Entirety, hereinafter called grantee, and unto grantees' heirs, successors and assigns all of that certain real property with the tenements, hereditments and appurtenances thereunto belonging or in any way appertaining to the following described real property herein in Klamath County, Oregon, to-wit:

LOTS 5 and 6, BLOCK 41, HILLSIDE 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, Oregon.

Less a parcel of land 20 feet by 100 feet adjacent to Newcastle Street, Being more particularly described as the Southwesterly 20 feet of Lots 5 and 6, Block 41 of said addition.

R-3809-028BD-04600-000

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

The true consideration for this conveyance is OTHER THAN MONEY

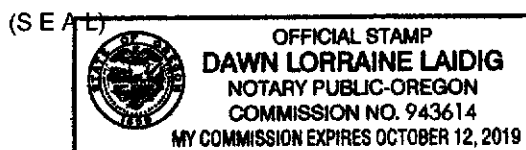
Dated this 20 day of July, 2016.

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.

Charles Franklin Ross

STATE OF OREGON, County of Klamath )ss.

Personally appeared the above named Charles Franklin Ross, and acknowledged the foregoing instrument to be his voluntary act and deed.



Before me:   
Notary Public for Oregon  
My Commission Expires: 10/12/19