

2016-009960

Klamath County, Oregon



00192540201600099600010010

09/20/2016 11:15:40 AM

Fee: \$42.00

BARGAIN AND SALE DEED

Donovan Michael Duncan
1744 NE Gertz Rd.
Portland, OR 97211

Grantor

Bryona Morales
P.O. Box 698
Chiloquin, OR 97624

Grantee

After recording return and send tax statements to:
Grantee

KNOW ALL MEN BY THESE PRESENTS, that DONOVAN MICHAEL DUNCAN, hereinafter called Grantor for the consideration hereinafter stated, does hereby grant, bargain sell and convey to BRYONA MORALES, hereinafter called grantee, and unto grantees' heirs, successors and assigns all of her interest in 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:

Lot 8, Block 4 of FIRST 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.

R-3809-029CD-08900-000

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 September, 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.

Donovan Michael Duncan

STATE OF OREGON)

) ss.

County of Klamath)

Subscribed and sworn to before me on September 20, 2016 by Donovan Michael Duncan, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

NOTARY PUBLIC FOR OREGON

My Commission Expires 10/12/19

Scott MacArthur
Returned at Counter