

Returned at Counter

After recording return to:
David and Ann Larson
6061 Hilyard Avenue
Klamath Falls, OR 97603
Until a change is requested all tax statements shall be sent
to the following address:
David and Ann Larson
6061 Hilyard Avenue
Klamath Falls, OR 97603

2017-008406
Klamath County, Oregon



07/27/2017 03:40:40 PM

Fee: \$42.00

STATUTORY
BARGAIN AND SALE DEED

We, David Ryan Larson and Ann Larson, as Tenants by the Entirety, Grantor, conveys to, David Ryan Larson and Ann Larson, as Tenants by the Entirety, Grantee, the following described real property situated in Klamath County, Oregon, to-wit:

LOT 32 OF HOMELAND TRACTS NO. 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, EXCEPTING THEREFROM THE NORTHERLY 85 FEET THEREOF.

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 true consideration for this conveyance is \$0. (Here comply with the requirements of ORS 93.030) The purpose of this document is to isolate a lawful unit of land from the property described in "Exhibit A" within Deed Volume 2013-008803, Deed Records of Klamath County, Oregon.

Dated this 27 day of JULY, 2017.

David Ryan Larson

Ann Larson

State of Oregon }
County of Klamath } ss

This instrument was acknowledged before me on this 27th day of August, 2017 by
David Ryan Larson and Ann Larson

Notary Public for the State of Oregon
My commission expires: 6/20/2018

