

2017-009428

Klamath County, Oregon



00208811201700094280020020

08/21/2017 02:55:10 PM

Fee: \$47.00

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.
620 Main Street
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:

Phyllis J. Morris
124 Iowa Street
Klamath Falls,
OR 97601

GRANTEE'S NAME AND ADDRESS:

Power Forward Holdigns, LLC
620 Main Street
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Phyllis J. Morris
124 Iowa Street
Klamath Falls, OR 97601

BARGAIN AND SALE DEED

PHYLLIS J. MORRIS, hereinafter referred to as grantor, conveys to **POWER FORWARD HOLDINGS, LLC**, hereinafter referred to as grantee, her entire interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

The E½ of the NW¼ of Section 32, Township 32 South, Range 8 East of the Willamette Meridian in Klamath County, Oregon.

EXCEPTING THEREFROM a road 100 feet wide conveyed to Klamath County by deed recorded August 29, 1956 in Book 286 Page 263, deed records of Klamath County, Oregon.

Property ID No.: R90136
Map Tax Lot No.: R-3208-00000-03000

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$11,000. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

IN WITNESS WHEREOF, the grantor has executed this instrument this 18th day of August, 2017.

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, SECTION 2 TO 9 AND 17, CHAPTER 855,
OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.


Phyllis J. Morris

OF OREGON; County of Klamath) ss.

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 18 day of August,
2017, by Phyllis J. Morris.




NOTARY PUBLIC FOR OREGON

My Commission expires: January 2, 2021