

2017-012632

Klamath County, Oregon



00212714201700126320010015

11/02/2017 10:46:58 AM

Fee: \$42.00

Matthew J. Ellery

Grantor

John Ellery
6650 Cottage Hill Dr.
Anderson, CA 96007-8001

Grantee

After recording return to:
Grantee

Until a change is
requested, all tax statements
shall be sent to the following address: GRANTEE

BARGAIN AND SALE DEED

Matthew J. Ellery, Grantor, conveys to John Ellery, Grantee, the real property and all improvements thereon described as follows:

The W ½ NW 1/4 of Section 33 in Township 32 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

SAVING AND EXCEPTING therefrom a road 100 feet wide by Deed recorded August 29, 1956 in Book 286, page 263, Deed Records of Klamath County, Oregon.

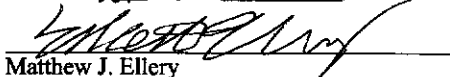
Grantors represent and warrant that except as previously disclosed in writing to the Grantee, no substances considered to be hazardous or toxic wastes under the Comprehensive Environmental Response, Compensation and Liability Act of 1980 or similar federal or state environmental regulations have been disposed of or otherwise released on, in, or under any real property now or hereafter conveyed by this deed to the knowledge of the Grantors.

This deed is absolute in effect and conveys fee simple title of the premises described to grantee and does not operate as a mortgage, trust conveyance, or security of any kind.

Consideration for this transfer is "other than money."

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES. 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

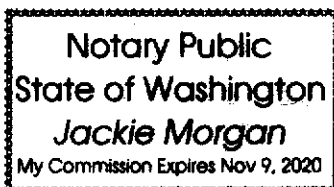
Dated this 29th day of October, 2017.

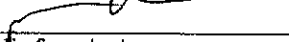

Matthew J. Ellery

STATE OF Washington, County of Clallam)ss.

Personally appeared the above named Matthew J. Ellery acknowledged the foregoing instrument to be his voluntary act and deed.

(SEAL)



Before me: 
Notary Public for Washington
My Commission Expires: 11/09/2020