

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY MEANS

2017-013070

Klamath County, Oregon

11/13/2017 11:08:24 AM

Fee: \$47.00

AMERITITLE
HTG 11938

Grantor's Name and Address

Grantee's Name and Address

After recording, return to (Name and Address):

Gale Monroe Wood et al

1122 Lincoln St.

Klamath Falls, OR 97601

Until requested otherwise, send all tax statements to (Name and Address):

same as above

SPACE RESERVED
FOR
RECORDER'S USE

BARGAIN AND SALE DEED

GALE MONROE WOOD ALSO KNOWN AS GALE M. WOOD

KNOW ALL BY THESE PRESENTS that

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto GALE MONROE WOOD, STEVEN GALE WOOD AND HOWARD DENNIS WOOD, not as tenants in common but with full rights of survivorship hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows (legal description of property):

SEE ATTACHED LEGAL DESCRIPTION MADE A PART HEREOF

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$estate planning. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on November 9, 2017; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

STATE OF OREGON, County of Klamath

) ss.

This instrument was acknowledged before me on November 9, 2017 by Gale Monroe Wood

This instrument was acknowledged before me on _____

by _____

as _____

of _____

Gale Monroe Wood aka Gale M. Wood



OFFICIAL STAMP
EMILY JEAN COE
NOTARY PUBLIC- OREGON
COMMISSION NO. 967219
MY COMMISSION EXPIRES OCTOBER 15, 2021

Notary Public for Oregon

My commission expires 10/15/2021

LEGAL DESCRIPTION

Beginning at the most westerly corner of Lot 6, Block 58, NICHOLS ADDITION to the City of Klamath Falls, Oregon; thence Southeasterly along the Southwesterly line of Lots 6 and 7 of said Block a distance of 100 feet; thence Northeasterly at right angles to Twelfth Street a distance of 40 feet; thence Northwesterly and parallel with Twelfth Street a distance of 100 feet to the Southeasterly line of Lincoln Street; thence Southwesterly along the Southeasterly line of Lincoln Street 40 feet to the place of beginning, being a part of Lots 6 and 7 of said Block and Addition.

ALSO:

Beginning at a point on the Easterly line of Lincoln Street (formerly Washington Street) distant 40 feet Northeasterly from the most Westerly corner of Lot 6, Block 58, Nichols Addition to the City of Klamath Falls (formerly Linkville), Oregon; thence Northeasterly along the easterly or southeasterly line of Lincoln Street 40 feet; thence Southeasterly and parallel with Twelfth Street 100 feet; thence Southwesterly and parallel with Lincoln Street 40 feet; thence Northwesterly and parallel with Twelfth Street 100 feet to the Easterly line of Lincoln Street aforesaid to the point of beginning, being a part of Lots 6 and 7, Block 58, Nichols Addition to the City of Klamath Falls, Oregon.