



THIS SPACE RESERVED FOR RECORDER'S USE

Richard L. Garbutt and Angela Salzwedel-Kemp and Michael L. McKay and Amy E. McKay

525 Main St.

Klamath Falls, OR 97601

Grantor's Name and Address

Richard L. Garbutt and Thomas Wayne Amos and Ila Mae Amos

525 Main St.

Klamath Falls, OR 97601

Grantee's Name and Address

After recording return to:

Richard L. Garbutt and Thomas Wayne Amos and Ila Mae Amos

525 Main St.

Klamath Falls, OR 97601

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

Richard L. Garbutt and Thomas Wayne Thomas and Ila Mae Thomas

525 Main St.

Klamath Falls, OR 97601

File No. 200706AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Richard L. Garbutt, as to an undivided 1/4 interest; and Angela Salzwedel-Kemp, as to an undivided 1/4 interest and Michael L. McKay and Amy E. McKay, as Tenants by the Entirety, as to an undivided 1/2 interest, as Tenants in Common,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Richard L. Garbutt, a single man, as to an undivided 50% interest, and Thomas W. Amos and Ila M. Amos, as Tenants by the Entirety, as to an undivided 50% interest, all as Tenants in Common,

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 the County of **Klamath**, State of Oregon, described as follows, to wit:

Lot 1, the S1/2 of Lot 2, the N1/2 of Lot 2, the S1/2 of Lot 3, the N1/2 of Lot 3, Lots 4, 5, 6, 7, 8, 9, 10, 11, 16 and 17 in Block 3 of IDLEREST, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH that portion of Waverly Way that was vacated by Order of Vacation #93-003, recorded July 8, 1992 including, but not limited to, the following: Volume M92 Page 14911, microfilm records of Klamath County, Oregon.

Lots 3, 4 and 5 in Block 2 of IDLEREST, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH that portion of Waverly Way vacated by Order by Vacation #93-003, recorded July 8, 1992 in Volume M92 Page 14911, microfilm records of Klamath County, Oregon,

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$112,500.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

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

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

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.

In Witness Whereof, the grantor has executed this instrument this 22 day of January, 2018; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Richard L. Garbutt
Richard L. Garbutt

Michael L. McKay
Michael L. McKay

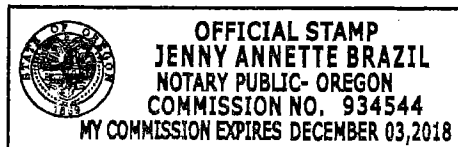
Angela Salzwedel-Kemp
Angela Salzwedel-Kemp

Amy E. McKay
Amy E. McKay

State of Oregon ss
County of Klamath

On this 22 day of January, 2018, before me, Jenny Annette Brazil, a Notary Public in and for said state, personally appeared **Richard L. Garbutt**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

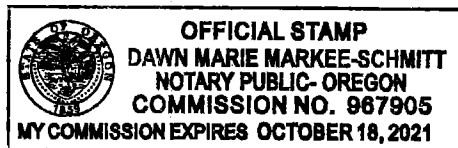
Jenny Annette Brazil
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 12/31/2016



State of Oregon } ss
County of Klamath }

On this 23 day of January, 2018, before me, Dawn Marie Markee-Schmitt, a Notary Public in and for said state, personally appeared **Angela Salzwedel-Kemp**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Dawn Marie Markee-Schmitt
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 10/18/2021



State of Oregon } ss
County of Klamath }

On this 24 day of January, 2018, before me, Jenny Annette Brazil, a Notary Public in and for said state, personally appeared **Michael L. McKay and Amy E. McKay**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Jenny Annette Brazil
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 12/31/2016

