

2018-001043

Klamath County, Oregon



00216577201800010430020021

01/26/2018 03:12:02 PM

Fee: \$47.00

Grantor's name and address:
 Richard L. Garbutt, Michael L. McKay,
 and Amy E. McKay, 525 Main Street
 Klamath Falls, OR 97601

Send Tax Statements to:
 Richard L. Garbutt, 525 Main Street
 Klamath Falls, OR 97601

BARGAIN AND SALE DEED

We, Richard L. Garbutt, Michael L. McKay, and Amy E. McKay, as Grantors, convey to Richard L. Garbutt as to an undivided $\frac{1}{2}$ interest; and Thomas Wayne Amos and Ila Mae Amos, as tenants by the entirety as to an undivided $\frac{1}{2}$ interest; as tenants in common, Grantees, the following described real property located in Klamath County, Oregon, free of liens and encumbrances, except as specifically set forth herein:

Lots 6 & 7 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 immediately adjacent to said Lots 6 & 7, where such Waverly Way was vacated by Order of Vacation #93-003, recorded July 8, 1992 in Volume M92, page 14911, Microfilm Records of Klamath County, Oregon.

SUBJECT TO reservations and restrictions of record, easements and rights of way of record and those apparent on the land, contracts and/or liens for districts, if any. The true and actual consideration for this conveyance is \$1.00 and other valuable consideration.

Statutory Provision:

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, AND 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.

Dated this 25 day of January 2018.


 Richard L. Garbutt


 Michael L. McKay


 Amy E. McKay

STATE OF OREGON County of Klamath] ss.

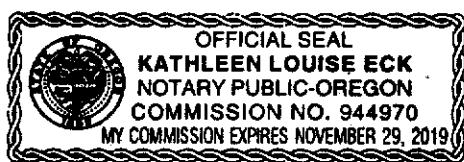
On this 25 day of January, 2018, personally appeared before me the above-named Richard L. Garbutt, and acknowledged the above to be his voluntary act and deed.



Kathleen L. Eck
Notary Public for Oregon
My Commission expires: Nov. 29, 2019

STATE OF OREGON County of Klamath] ss.

On this 25 day of January, 2018, personally appeared before me the above-named Michael L. McKay, and acknowledged the above to be his voluntary act and deed.



Kathleen L. Eck
Notary Public for Oregon
My Commission expires: Nov. 29, 2019

STATE OF OREGON County of Klamath] ss.

On this 25 day of January, 2018, personally appeared before me the above-named Amy E. McKay, and acknowledged the above to be her voluntary act and deed.



Kathleen L. Eck
Notary Public for Oregon
My Commission expires: Nov. 29, 2019