

Diana Bettles of  
Returned at Counter

2018-002304  
Klamath County, Oregon



02/28/2018 02:27:33 PM

Fee: \$42.00

Grantor:  
Kevin Chavez  
P.O. Box 545  
Brush Prairie, WA 98606

Grantee:  
Kathryn A. Chavez  
420 Adams Street  
Klamath Falls, OR 97601

After recording, return and send tax statements to:  
Kathryn A. Chavez  
420 Adams Street  
Klamath Falls, OR 97601

### BARGAIN AND SALE DEED

Know all by these presents that KEVIN CHAVEZ, Grantor, conveys to KATHRYN A. CHAVEZ, Grantee, the real property commonly known as 420 Adams Street, Klamath Falls, OR 97601, more particularly described as follows, subject to all encumbrances of record:

THE SOUTH HALF OF LOTS 31 and 32 in Block 13 of Industrial Addition to the City of Klamath Falls, excepting therefrom the South five feet of Klamath County.

The true and actual consideration for this conveyance is \$1.00 and other valuable consideration, the receipt of which is hereby acknowledged.

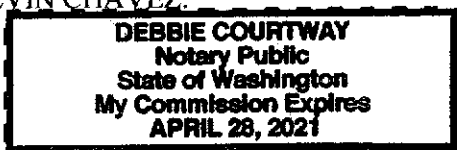
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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, 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 20 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 2nd day of January, 2018.

\_\_\_\_\_  
KEVIN CHAVEZ

STATE OF Washington )  
~~OREGON~~ )  
County of CLATSOP ) ss.  
~~KLAMATH~~ )

On this 2nd day of January, 2018, the foregoing instrument was acknowledged before me by KEVIN CHAVEZ.



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Notary Public for Oregon Washington  
My Commission Expires: 4/28/2021