

2018-006019

Klamath County, Oregon

FORM No. 723 - BARGAIN AND SALE DEED.

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED



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05/16/2018 02:06:27 PM

Fee: \$42.00

Catherine L. Davis  
1120 California Ave.  
Klamath Falls, OR 97601

Grantor's Name and Address

Catherine & Russell Davis  
1120 California Ave.  
Klamath Falls, OR 97601

Grantee's Name and Address

After recording, return to (Name and Address):

Russell J. & Catherine L. Davis  
1120 California Ave.  
Klamath Falls, OR 97601

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

Russell J. & Catherine L. Davis  
1120 California Ave.  
Klamath Falls, OR 97601

SPACE RESERVED  
FOR  
RECORDER'S USE

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Catherine L. Davis

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

Catherine L. Davis and Russell J. Davis, husband and wife

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):

The Northerly 48 feet of Lot 7, Block 110, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning on the Westerly line of California Avenue at the most Northerly corner of said Lot 7; thence Westerly along the Northerly line of said Lot 7 to the most Westerly corner thereof; thence Southerly along the Westerly line of said Lot 7, 48 feet; thence Easterly parallel with the Northerly line of said Lot 7, to the Westerly line of California Avenue; thence Northerly along the Westerly line of California Avenue to the point of beginning.

(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 \$ 0. 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 <sup>Ⓢ</sup>, 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 May 16, 2018; 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.

Catherine L. Davis  
Russell J. Davis

STATE OF OREGON, County of Klamath

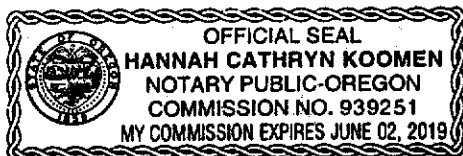
This instrument was acknowledged before me on May 16<sup>th</sup>, 2018  
by Catherine and Russell Davis

This instrument was acknowledged before me on

by

as

of



Hannah Cathryn Koomen  
Notary Public for Oregon  
My commission expires June 02, 2019