

2018-006023

Klamath County, Oregon



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05/16/2018 02:25:23 PM

Fee: \$47.00

Returned at Counter

**After recording, please return to
and send tax statements to:**

Robert V. Flackus
6502 Moyina Way
Klamath Falls OR 97603

BARGAIN AND SALE DEED

This Bargain and Sale Deed is executed on this 14th day of May 2018, by Grantors, **Robert V. Flackus and Cindy D. Flackus, as tenants by the entirety**, who convey to Grantee, **Robert V. Flackus**, a single man, their interest in the parcel of real property, and improvements and appurtenances thereon, in the County of Klamath, State of Oregon, more particularly described as follows:

Lot 14 in Block 4 of STEWART, according to the official plat
Thereof on file in the office of the County Clerk of Klamath
County, Oregon.

Klamath County Assessor's Parcel No. R-3909-007CA-04400
And Tax Account No. R536753

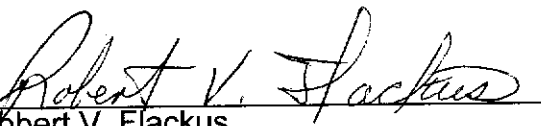
More commonly referred to as 3932 Balsam Drive, Klamath Falls,
Oregon 97601.

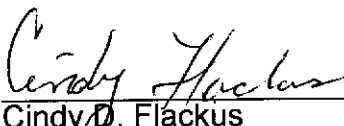
The true and actual consideration for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration; i.e., divorce settlement.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS

92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

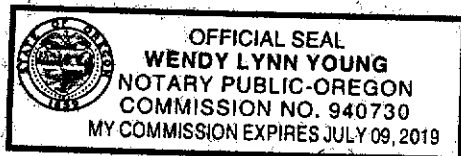
IN WITNESS WHEREOF, said Grantors have executed this instrument this 14 day of May 2018.

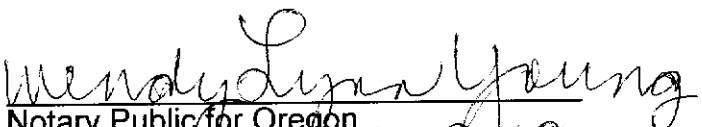

Robert V. Flackus


Cindy D. Flackus

STATE OF OREGON, County of Klamath) ss.

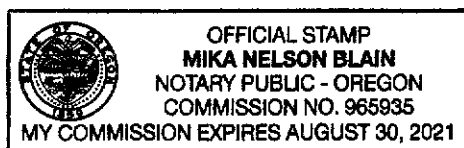
This instrument was acknowledged before me on May 11, 2018, by Robert V. Flackus.




Notary Public for Oregon
My Commission Expires: 7.9.19

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on May 14th, 2018, by Cindy D. Flackus.




Notary Public for Oregon
My Commission Expires: 8/30/21