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05/16/2018 02:25:31 PM

Fee: \$47.00

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**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 Grantees, **Robert V. Flackus and Cindy D. Flackus, as tenants in common**, their interests 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 84 of the Supplemental Plat of Lots 83, 84, 85 and 86 of Moyina, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, together with the non-exclusive perpetual easement in and to a certain well located and situated upon the following described real estate: A Parcel of Land in SW $\frac{1}{4}$, SE $\frac{1}{4}$ of Section 36, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a point in the SW $\frac{1}{4}$, SE $\frac{1}{4}$ of said section 36, which bears North 31° 33' East a distance of 1260.6 feet, more or less, from the S $\frac{1}{4}$ corner of said Section 36; thence North 69° 50' East 108.0 feet; thence South 16° 06 $\frac{1}{2}$ ' East 72.0 feet; thence South 75° 36' West 106.0 feet; thence North 17° 47' West 61.23 feet more or less, to the point of beginning, and in and to the works, reservoir and pump thereof, and in and to the mains connecting said well to the above described property, for the purpose of conducting water thereto for domestic purposes.

Klamath County Assessor's Parcel No. R-3809-036CD-09500
and Tax Account No. R452726

More commonly referred to as 6502 Moyina Way, Klamath Falls,
Oregon 97603.

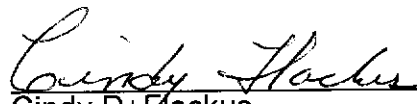
The true and actual consideration for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration; i.e., divorce settlement.

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.

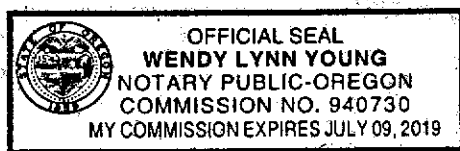
IN WITNESS WHEREOF, said Grantors have executed this instrument this 14 day of May 2018.

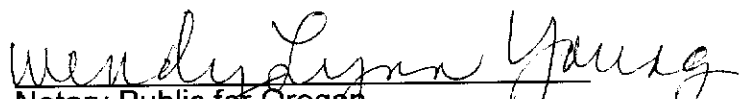

Robert V. Flackus


Cindy D. Flackus

STATE OF OREGON, County of Klamath) ss.

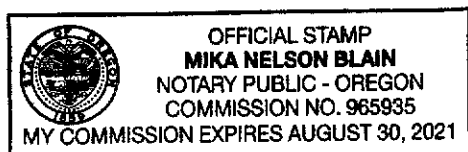
This instrument was acknowledged before me on May 11, 2018, by Robert V. Flackus.





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