

2018-006426

Klamath County, Oregon

05/25/2018 12:47:01 PM

Fee: \$47.00

After recording return to:

Melvin D. Ferguson
Attorney at Law
514 Walnut Ave.
Klamath Falls, Oregon 97601

Send tax statements to:

Shane Earp
3041 Diamond Street
Klamath Falls, Oregon 97601

BARGAIN AND SALE DEED

Ralph Earp and Pam Earp, as Tenants by the Entirety, Grantors, convey to **Shane Earp and Deborah Earp, as tenants by the entirety**, Grantee, the following described real property:

The W 1/2 of Lots 1 and 2, Block 64, Lakeview Addition to the City of Klamath Falls, in the County of Klamath, State of Oregon.

More commonly known as 526 Lytton Street, Klamath Falls, Oregon.

There is no consideration for this conveyance. It is a gift.

47.

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.

Dated this 24 day of May, 2018.

Ralph Earp
Ralph Earp

Pam Earp
Pam Earp

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above-named Ralph Earp and Pam Earp and acknowledged the foregoing instrument to be their voluntary act. Before me this 24 day of May, 2018.

[Signature]

Notary Public for Oregon
My commission expires: DEC 17 2021

