

2018-007025

Klamath County, Oregon



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06/11/2018 02:28:35 PM

Fee: \$87.00

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCE

Carol G. Tayler
613 Washington St
Klamath Falls, Or. 97601

Grantor's Name and Address

Same as Grantor

Grantee's Name and Address

After recording, return to (Name and Address):

Same as Grantor

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

Same as Grantor

SPACE RESERVED
FOR
RECORDER'S USE

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that

Grantor Carol G. Taylor

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

Carol G. Taylor and Natalie J. Schirle *

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 County, State of Oregon, described as follows (legal description of property):

* not as tenants in common, but with right of survivorship

See Exhibit "A"

(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 \$to change Vesting. 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 ®, 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 6-11-18; any signature on behalf of a business or other entity is made with the authority of that entity.

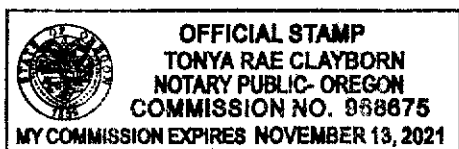
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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

Carol G. Taylor

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on 6-11-18 by Carol G. Taylor

This instrument was acknowledged before me on _____ by _____ as _____ of _____



Tonya R. Clayborn
Notary Public for Oregon

My commission expires 11-13-2021

24016

30245

EXHIBIT "A"

Beginning at a point on the Northerly line of Washington Street, 7.3 feet Northeastly of the Southwest corner of Lot 7, Block 45, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence Northeastly along said Northerly line of Washington Street, 44.8 feet more or less, to the Southeasterly corner of said Lot 7; thence Northwestly and following the Easterly line of said Lot 7, 110.0 feet to the alley through said Block 45; thence Southwestly along the Southerly line of said alley 44.8 feet; thence Southeasterly and parallel with the Easterly line of Sixth Street 110.0 feet to the point of beginning, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-32AR TL 8300

State of Oregon, County of Klamath
Recorded 06/29/00, at 3:52 p.m.
In Vol. M00 Page 24015
Linda Smith,
County Clerk Fee \$ 26⁰⁰