

2018-007079

Klamath County, Oregon



00223694201800070790020023

06/12/2018 10:55:19 AM

Fee: \$87.00

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.
620 Main Street
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:

Nora C. Hunter
13554 Starbuck Street
Whittier, CA 90605

GRANTEE'S NAME AND ADDRESS:

David Thomforde; and
Kathryn Hunter
13554 Starbuck Street
Whittier, CA 90605

SEND TAX STATEMENTS TO:

David Thomforde; and
Kathryn Hunter
13554 Starbuck Street
Whittier, CA 90605

BARGAIN AND SALE DEED

NORA C. HUNTER hereinafter referred to as grantor, conveys to DAVID THOMFORDE; and KATHRYN HUNTER, as husband and wife with right of survivorship, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

The West ½ of Northwest ¼ of Northeast ¼ and East ½ of Northeast ¼ of Northwest ¼ Section 20, Township 36 South Range 13 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO: An easement for roadway purposes 30' in width along and parallel to the Southerly boundary of the above described property.

The true and actual consideration paid 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. for estate planning purposes.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 4 day of June, 2018; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Nora C. Hunter
Nora C. Hunter

STATE CALIFORNIA; County of Los Angeles, ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 2nd day of June, 2018, by Nora C. Hunter.

Louis A. Solis
NOTARY PUBLIC FOR CALIFORNIA
My Commission expires: 4-19-2020

