

RETURN TO: Michael P. Rudd 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: Paul and Trudy Novak 2039 Del Moro Klamath Falls, OR 97601
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07/18/2018 02:02:58 PM Fee: \$82.00

Grantor:
Paul Martin Novak
2039 Del Moro
Klamath Falls, OR 97601

Grantees:
Paul Martin Novak and Trudy Bevins Novak
2039 Del Moro
Klamath Falls, OR 97601

Returned at Counter

BARGAIN AND SALE DEED

Paul Martin Novak, Grantor, conveys to Paul Martin Novak and Trudy Bevins Novak, as tenants by the entirety, Grantees, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lot 20, in Block 17, of HILLSIDE ADDITION TO THE CITY OF
KLAMATH FALLS, OREGON

The true and actual consideration for this transfer is \$0.

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 18 day of July, 2018.

Paul Martin Novak

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 18 day of July, 2018, the above-named Paul Martin Novak and acknowledged the foregoing instrument to be his voluntary act.

Notary Public for Oregon
My Commission expires: 9-7-21

