

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.

2018-009777

Klamath County, Oregon



00227092201800097770010012

08/17/2018 02:05:56 PM

Fee: \$82.00

SPACE RESERVED
FOR
RECORDER'S USE

Karen Margaret Kosha
Jerry L. Moore
3105 Raymond St K. Falls
Grantor's Name and Address
Jerry L. Moore
3105 Raymond St.
Klamath Falls Or
Grantee's Name and Address 97603

After recording, return to (Name and Address):

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

Jerry L. Moore
3105 Raymond St.
Klamath Falls Or 97603

Returned at Counter

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Karen Margaret Kosha
AKA Karen Margaret Smith
hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
Jerry L. Moore
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, State of Oregon, described as follows (legal description of property):

The tract of land formerly included in the plat of West Klamath (but in the part thereof which has been vacated) described as follows on said plat as recorded in the office of the County Clerk of said County;

The East 1/2 of Lots 6 and 7, Block 33 in West Klamath according to the duly recorded plat thereof.

RESERVING unto LEWIS I. MOORE and to FERN M. MOORE, Grantors, a life estate in said property for the life of each said Grantor.

(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 \$1.00. 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 August 17th, 2018; 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.

Jerry L. Moore
Karen M. Kosha

STATE OF OREGON, County of Klamath ss.
This instrument was acknowledged before me on August 17th, 2018
by Karen Margaret Kosha and Jerry L. Moore
This instrument was acknowledged before me on
by
as
of



Hannah Cathryn Koomen
Notary Public for Oregon
My commission expires June 02, 2019