



THIS SPACE RESERVED FOR

2018-013321

Klamath County, Oregon

10/31/2018 12:17:01 PM

Fee: \$92.00

Eric J. Reeves and Brandy N. Reeves

Grantor's Name and Address

Eric J. Reeves and Brandy N Reeves

1882 Academy Ave

Klamath Falls, OR 97601

Grantee's Name and Address

After recording return to:

Eric J. Reeves and Brandy N Reeves

Same as above

Until a change is requested all tax statements  
shall be sent to the following address:

Eric J. Reeves and Brandy N Reeves

Same as above

File No. 260313AM

### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

**Eric J. Reeves and Brandy N. Reeves formerly known as Brandy N. Carl,**

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

**Eric J. Reeves and Brandy N. Reeves, as Tenants by the Entirety**

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 the County of **Klamath**, State of Oregon, described as follows, to wit:

**See Attached Exhibit 'A'**

The true and actual consideration paid for this transfer, stated in terms of dollars, is **(name change)**.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

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.

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.

In Witness Whereof, the grantor has executed this instrument this 26 day of October, 2018; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Eric J. Reeves  
Eric J. Reeves

Brandy N. Reeves  
Brandy N. Reeves

State of Klamath } ss  
County of Klamath }

On this 26 day of October, 2018, before me,  
Lisa Legget-Weatherby a Notary Public in and for said state, personally appeared  
Eric J. Reeves and Brandy N. Reeves formerly known as Brandy N. Carl, known or identified to me to be the person(s)  
whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first  
above written.

Lisa Legget-Weatherby  
Notary Public for the State of Oregon  
Residing at: Klamath  
Commission Expires: 10/19/19

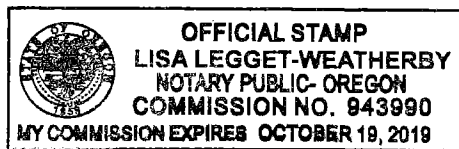


EXHIBIT 'A'

Beginning at the corner of Last Street and Academy Street being the Southeast corner of Lot 1, Block 74, Buena Vista Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon and running thence Northerly along the East line of said Lot 1 for a distance of 120 feet to the Southeast corner of said Lot 1 thence West at right angles to said East line of Lot 55 feet thence Southerly and parallel with said East line of said Lot 120 feet to the Northerly side of Academy Street thence Easterly 55 feet to the place of beginning being the Easterly 55 feet of Lot 1 Block 74 of Buena Vista Addition to the City of Klamath Falls, Oregon.