

RETURN TO:  
EVERGREEN LAND TITLE CO.  
1570 MOHAWK BLVD.  
SPRINGFIELD, OR 97477

## Bargain and Sale Deed

2018-013760

Klamath County, Oregon

11/13/2018 10:04:00 AM

Fee: \$82.00

KNOW ALL MEN BY THESE PRESENTS, That Sandy Kaye Cosby Volz ~~SANDRA KAY VOLZ FKA. SANDRA KAY COSBY~~ hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey to MARVIN JOHN COSBY, hereinafter called Grantee, and unto Grantees' heirs, successors and assigns, all of that certain real property situated in the County of KLAMATH, State of OREGON, described as follows, to wit:

LOT 31, BLOCK 4, TRACT 1042, TWO RIVERS NORTH ACCORDING TO THE OFFICAL PLOT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON

To have and to hold the same unto the said Grantee and Grantee's heirs, successors and assigns forever. The true and actual consideration paid for this transfer, stated in terms of dollars is \$ PURSUANT TO DISSOLUTION OF MARRIAGE LCCC # 15-01-20451

"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 9<sup>th</sup> day of November, 2018.

Sandy Kaye-Cosby Volz  
~~SANDRA KAY VOLZ~~  
Sandy Kaye-Cosby Volz  
STATE OF OREGON, (County of Lane) ss.

This instrument was acknowledged before me on November 9, 2018, by

Sandy Kaye-Cosby Volz  
Andrew Madison Rollins  
Notary Public for Oregon



Grantor's Name and Address:

Sandy Kaye-Cosby Volz  
2160 Rhododendron St, Springfield, OR 97477

Grantee's Name and Address:

Marvin J. Cosby  
6384 F. Street  
Springfield, OR 97478  
Send Tax Statements to:  
Same as Grantee Above

RECORDED BY EVERGREEN LAND TITLE  
CO. AS AN ACCOMMODATION ONLY. NO  
LIABILITY ACCEPTED FOR CONDITION  
OF TITLE OR VALIDITY, SUFFICIENCY, OR  
EFFECT OF DOCUMENT