

2019-002050

Klamath County, Oregon



00236518201900020500010017

03/06/2019 02:12:31 PM

Fee: \$82.00

BARGAIN AND SALE DEED

Frances M. McComber
Grantor

Walter Olszowka and Shanna Olszowka
829 Grant Street
Klamath Falls, OR 97601
Grantee

After recording return to and
Send tax statements to:
Grantee

KNOW ALL MEN BY THESE PRESENTS, that FRANCES M. McCOMBER, hereinafter called Grantor for the consideration hereinafter stated, does hereby grant, bargain sell and convey to WALTER OLSZOWKS and SHANNA OLSZOWKA, as Tenants by the Entirety, hereinafter called grantee, and unto grantees' heirs, successors and assigns all of their interest in that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining to the following described real property herein in Klamath County, Oregon, to-wit:

All that Portion of Lot 2, Block 65, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, described as follows:

Beginning on the Northerly line of Grant Street at a point thereon distant 80 feet Northeasterly from the Southwesterly corner of said Lot 2; thence Northeasterly and parallel with Grant Street 40 feet; thence Northwesterly parallel with 9th Street 65 feet; thence Southwesterly parallel with Grant Street 40 feet; thence Southeasterly at right angles to Grant Street 65 feet to the point of beginning.

R-3809-029DC-19400-000

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

The true consideration for this conveyance is \$60,000.00.

Dated this 22nd day of February, 2019.

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.

Frances M. McComber

STATE OF OREGON)
) ss.
County of Klamath).

On this 22nd day of February, 2019, before me, personally appeared, Frances M. McComber, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his voluntary act and deed.



Notary Public for Oregon
My Commissioner Expires: 10/12/19