Returned at Counter Carol W:150m

**BARGAIN AND SALE DEED** 

Daniel Lee Eddy Grantor

Daniel Lee Eddy and Steven Matthew Eddy 1663 Greensprings, #4 Klamath Falls, OR 97601 Grantee

After recording return to and Send tax statements to: Grantee

2019-002433 Klamath County, Oregon



03/15/2019 02:12:11 PM

Fee: \$87.00

KNOW ALL MEN BY THESE PRESENTS, that DANIEL LEE EDDY, hereinafter called Grantor for the consideration hereinafter stated, does hereby grant, bargain sell and convey to DANIEL LEE EDDY and STEVEN MATTHEW EDDY, not as Tenants in Common, but with right of survivorship, hereinafter called grantee, and unto grantees' heirs, successors and assigns all of their interest in that certain real property with the tenements, herediments and appurtenances thereunto belonging or in any way appertaining to the following described real property herein in Klamath County, Oregon, to-wit:

EXHIBIT 'A' Attached hereto and incorporated herein by this reference.

R-3809-0010AB-03300-000

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 other than money.

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.** 

STATE OF OREGON

County of Klamath

On this 15th day of March, 2019, before me, personally appeared, Daniel Lee Eddy, 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.

(SEAL)



SS.

Notary Public for Oregon

Notary Public for Oregon
My Commissioner Expires: May 20, 20, 2

## EXHIBIT "A"

All that portion of Lots 19 and 20, Block 5, ALTAMONT ACRES, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point on the Northerly line in said Lot 20, 81.9 feet West from the Northeast corner of said Lot 20; thence Southerly parallel with Bisbee Street (formerly Third Street) 214.7 feet to the Southerly line of Lot 19 in said Block 5; thence Westerly along the Southerly line of said Lot 19, 75 feet; thence Northerly parallel with Bisbee Street 214.7 feet to the Northerly line of said Lot 20; thence Easterly along the Northerly line of said Lot 20, 75 feet to the place of beginning.

EXCEPTING THEREFROM the Northerly 5 feet thereof conveyed to Klamath County for road purposes.

CODE 41 MAP 3909-10AB TL 3300