2019-003347 Klamath County, Oregon

00238081201900033470010019

03/27/2019 09:48:42 AM

Fee: \$82.00

After recording, return to:
Brandsness, Brandsness & Rudd, P.C.
Attorneys at Law
411 Pine Street

Klamath Falls, OR 97601 Send tax statements to:

Stefan E. Savides and Irena B. Savides, Trustees of the Savides Family Trust 7901 Washburn Way

Klamath Falls, OR 97603

**Grantor:** 

Stefan Savides 7901 Washburn Way Klamath Falls, OR 97603

Grantee:

Stefan E. Savides and Irena B. Savides, Trustees of the Savides Family Trust 7901 Washburn Way Klamath Falls, OR 97603

## BARGAIN AND SALE DEED

Stefan Savides, as Grantor, conveys to Stefan E. Savides and Irena B. Savides, Trustees of the Savides Family Trust, as Grantee, his interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Beginning at the Southeast corner of Lot 6, Block 27, Hot Springs Addition to the City of Klamath Falls, Oregon; running thence Northwesterly parallel with Eldorado Avenue 50 feet to the Northeast corner of said Lot 6; running thence Southwesterly on the line between Lots 5 and 6 of said Block, 70 feet to a point on said line, thence Southeasterly parallel with Eldorado Avenue 50 feet to Earle Street; thence Northeasterly parallel with Earle Street 70 feet to the point of beginning, being the front 70 feet of said Lot 6, Block 27 Hot Springs Addition to the City of Klamath Falls, Oregon.

Map Tax Lot #R-3809-028CB-07800-000

Property ID #R304432

The true and actual consideration for this transfer is \$0.00.

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 2 TO 7, 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.

DATED this 26<sup>th</sup> day of March, 2019.

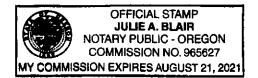
Stefan Savides, Grantor

STATE OF OREGON

) ss.

County of Klamath

Personally appeared before me this 26<sup>th</sup> day of March, 2019, the above-named Stefan Savides, Grantor, and acknowledged the foregoing instrument to be his voluntary act. Before me:



Notary Public for Oregon

My Commission expires: 8/21/294