

2019-004244

Klamath County, Oregon



04/22/2019 02:25:40 PM

Fee: \$82.00

GRANTOR NAME AND ADDRESS:

Kendi Jo Southwell
7705 Lost River Road
Klamath Falls, Oregon 97603

GRANTEE NAME AND ADDRESS:

Marjorie I. Southwell-Dawes
10017 McGuire Avenue
Klamath Falls, Oregon 97603

AFTER RECORDING RETURN TO:

Neal G. Buchanan, Attorney
435 Oak Avenue
Klamath Falls, Oregon 97601

UNTIL A CHANGE IS REQUESTED

SEND TAX STATEMENTS TO:

Marjorie I. Southwell-Dawes
10071 McGuire Avenue
Klamath Falls, Oregon 97603

BARGAIN AND SALE DEED - STATUTORY FORM

KENDI JO SOUTHWELL (individually and as survivorship tenant of **TIMOTHY LEE SOUTHWELL**), **GRANTOR**, conveys to **MARJORIE I. SOUTHWELL-DAWES, GRANTEE**, the real property situated in Klamath County, Oregon, and legally described as follows, to-wit:

Lot 10017, FALCON HEIGHTS CONDOMINIUMS-STAGE 3, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Account No. R887727 Map No. R-3909-03400-70047-000

The above described property is free of encumbrances except all those items of record if any as of the date of this deed.

The true and actual consideration for this conveyance stated in terms of dollars is \$0. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, being to clear title.

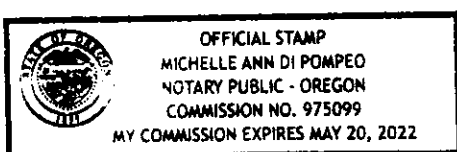
"BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 and sections 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS, 2010."

DATED this 21st day of March, 2019.

Kendi Jo Southwell
KENDI JO SOUTHWELL

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me on 21st day of March, 2019 by **KENDI JO SOUTHWELL**.



Michelle V
NOTARY PUBLIC FOR OREGON
My Commission Expires: May 20, 2022

Returned at Counter