

2019-007610

Klamath County, Oregon



00243259201900076100030036

07/05/2019 03:33:07 PM

Fee: \$92.00

Returned at Counter

After recording, return to:

Michael J. Meservey
4210 Laverne Avenue
Klamath Falls, OR 97603

Until a change is requested,
all tax statements should be sent to:

Michael J. Meservey
4210 Laverne Avenue
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

Under ORS 93.860

The grantor,

MICHAEL JOHN MESERVEY, AS SUCCESSOR TRUSTEE UNDER THE
MESERVEY LOVING TRUST DATED AUGUST 22, 1991, AND ANY
AMENDMENTS THERETO.

CONVEYS to the grantee,

MICHAEL JOHN MESERVEY, a single man,
4210 Laverne Avenue, Klamath Falls, OR 97603 - Tenants in Common
ROBERT LOUIS MESERVEY, a married man,
600 Stoneledge Drive, Friendswood, TX 77546 - Tenants in Common

the following described real property:

Lot 26 EXCEPT the East 80 feet thereof in Lloyd's Tracts as platted & recorded
in Vol. M91, Page 18204, Klamath County, Oregon.

And commonly known as: 4210 Laverne Avenue, Klamath Falls, OR 97603

Parcel ID: R553314

The true and actual consideration this conveyance is \$0.00 as distribution of the
MESERVEY LOVING TRUST.

Source of Title:

This conveyance is made subject to:

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, CHAPTERS 885, 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 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 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the grantor has signed and sealed these presents this 5th day of July, 2019.

Michael John Meservey
Signature

Michael John Meservey
Print Name

Grantor

Capacity

Signature

Print Name

Capacity

Signature

Print Name

Capacity

Signature

Print Name

Capacity

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF Oregon
COUNTY OF Adair

On this 05 day of July, 2019, before me, Notary Public in and for said state, personally appeared Michael John Meservey

identified to be the person whose name is subscribed to the within instrument, and who acknowledged to me _____ freely executed the same.

Signature: Danielle K. Brewer

Print Name: Danielle K. Brewer

Title: Notary Public - Oregon

My Commission Expires: Aug. 15, 2022

