

2019-009330
Klamath County, Oregon



08/15/2019 03:48:00 PM

Fee: \$87.00

GRANTOR NAME AND ADDRESS

Tammy Thomas
12102 Lupine Lane
Klamath Falls, Oregon 97601

GRANTEE NAME AND ADDRESS

Christopher D. Thomas
5645 Denver Avenue
Klamath Falls, Oregon 97603

AFTER RECORDING RETURN TO

Christopher D. Thomas
5645 Denver Avenue
Klamath Falls, Oregon 97603

SEND TAX STATEMENTS TO

Christopher D. Thomas
5645 Denver Avenue
Klamath Falls, Oregon 97603

BARGAIN AND SALE DEED - STATUTORY FORM

TAMMY G. THOMAS, KIMBERLY A. SCOTT, SHAWN SPILLANE and SHANE SPILLANE, GRANTORS convey to **CHRISTOPHER D. THOMAS, GRANTEE** the following described real property situated in Klamath County, Oregon, legally described as follows, to-wit:

Southerly 80 feet of Lot 557, Block 120, Mills Addition to the City of Klamath Falls, Oregon, together with a two foot easement along the West side of the Northerly forty feet of Lot 557, Block 120, Mills Addition to the City of Klamath Falls.

SUBJECT TO contracts and/or liens for irrigation and/or drainage, reservations, easements, restrictions and rights of way of record and those apparent on the land; also subject to Trust Deed owing to Chase Bank.

"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."

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$-0-. However, the true and actual consideration consists of or includes other property or value given or promised which is the whole consideration.

Neal Buchanan

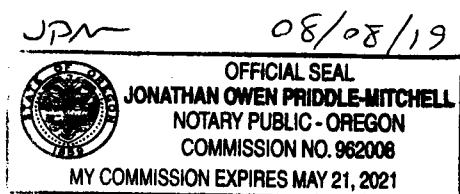
Returned at Counter

Dated this 19 day of August, 2019.

Tammy G. Thomas
TAMMY G. THOMAS
Kimberly A. Scott
KIMBERLY A. SCOTT
Shane Spillane
SHANE SPILLANE
Shawn Spillane
SHAWN SPILLANE

STATE OF OREGON, County of Klamath) ss.

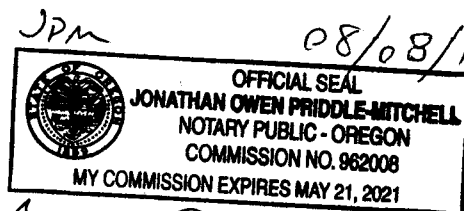
This instrument was acknowledged before me on 8 day of
AUGUST, 2019, by **TAMMY G. THOMAS**.



Jonathan O Priddle-Mitchell
NOTARY PUBLIC FOR OREGON
My Commission Expires: 05/21/21

STATE OF OREGON, County of Klamath) ss.

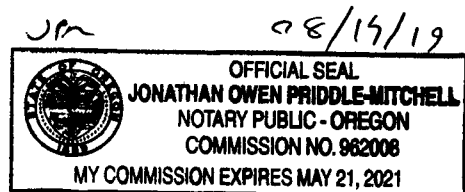
This instrument was acknowledged before me on 8 day of
AUGUST, 2019, by **KIMBERLY A. SCOTT**.



Jonathan O Priddle-Mitchell
NOTARY PUBLIC FOR OREGON
My Commission Expires: 05/21/21

STATE OF OREGON, County of Jackson) ss.

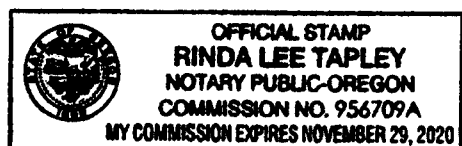
This instrument was acknowledged before me on 14 day of
AUGUST, 2019, by **SHAWN SPILLANE**.



Jonathan O Priddle-Mitchell
NOTARY PUBLIC FOR OREGON
My Commission Expires: 05/21/21

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on 10th day of
August, 2019, by **SHANE SPILLANE**.



Rinda Lee Tapley
NOTARY PUBLIC FOR OREGON
My Commission Expires: 11-29-20