**2019-009670**Klamath County, Oregon



08/22/2019 03:32:23 PM

Fee: \$97.00

After recording, return to: Mr. Hugh Ryan & Mrs. Lisa Ryan, 2318 Garden Avenue, Klamath Falls, OR 97601

Until a change is requested, all tax statements should be sent to: Mr. Hugh Ryan & Mrs. Lisa Ryan, 2318 Garden Avenue, Klamath Falls, OR 97601

## BARGAIN AND SALE DEED

Under ORS 93.860

The grantor, Lisa Dale Ryan, formerly known as Lisa D Thompson, a married woman, of 231 8 Garden Avenue, Klamath Falls, OR 97601

CONVEYS to the grantee, Arr. Hugh Ryan & Mrs. Lisa Dale Ryan, a married couple, of 2318 Garden Avenue, Klamath Falls, OR 97601, as tenants by entirety,

the following described real property: in the County of Klamath and the State of Oregon free of encumbrance except as specifically set forth herein: Lot 461 in Block 121 of MILLS ADDITION in the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

And commonly known as: 2318 Garden Avenue, Klamath Falls, OR 97601 Parcel ID: 3809-033AD-12700 Account No.: 481099

The true and actual consideration this conveyance is \$0.00

Source of Title: Being the same property convesyed by warranty deed from Andrew J. Jansky and Heather A. Jansky to Lisa Dale Thompson, recorded 22 November 2016 in the records of the Klamath County Clerk, Oregon under reference 2016-012505.

This conveyance is made subject to: The above decribed property is free from encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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 signe	d and sealed these presents this 22
day of AVGVST, 2019.	* (X)
	Coral & Blind
Signature	Signature
ast kyan	Coval L. Blind
Print Name	Print Name
	Witness
Capacity	Capacity
	Cyrolia Uglum
Signature	Signature
	Cyphia llaliem
Print Name	Pfint Name
Conneity	Widness
Capacity	Capacity
Construe all terms with the appr	opriate sender and quantity
required by the sen.	
,	70 () 1.113 11.011
STATE OF OREGON	· ·
COUNTY OF CLAMATH	
COUNT OF PACHMAIN	
On this 22 day of Avaust, 2019,	hafara ma Notary Public in and for
said state, personally appeared before	ine in person,
:1	
identified to be the person whose name is su	
who acknowledged to me Confreely exe	ecuted the same.
a: Obsidal Auro	
Signature: Chavellur	OFFICIAL STAMP
Print Name: Chuntel Chultz	— CHANTEL TATYANA CHAVEZ
Title: Notary Public - OREGON	NOTARY PUBLIC - OREGON COMMISSION NO. 984105
My Commission Expires: Z/14/202	MINISSION EXPIRES FEBRUARY 18, 2023

## CERTIFICATE Acknowledgment in an Individual Capacity

State of OREGON
County of Klamath
This record was acknowledged before me on Aug. 22, 20_19_, by
Chuntel Chuvez  Notary Public – State of Oregon  Chuntel Chuvez  Print name  2 18 2023  My commission expires  OFFICIAL STAMP CHANTEL TATYANA CHAVEZ NOTARY PUBLIC - OREGON COMMISSION NO. 984105  4V COMMISSION EXPIRES FEBRUARY 18, 2023
This certificate is attached to a Bargain and Sale Deed.
signed by Hugh Ryan and Lisa Ryan
on Aug. 22nd 2019, pages.
Other document information: Additionally contain Signed by