

2019-009670

Klamath County, Oregon



00245831201900096700040047

08/22/2019 03:32:23 PM

Fee: \$97.00

Returned at Counter

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

*cc* CONVEYS to the grantee,  
~~Mr. 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 conveyed 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 described 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 signed and sealed these presents this 22  
day of AUGUST, 2019.

[Signature]

Signature

Mr Ryan

Print Name

Capacity

Signature

Print Name

Capacity

Coral L Blind

Signature

Coral L. Blind

Print Name

Witness

Capacity

Cynthia Uglum

Signature

Cynthia Uglum

Print Name

Witness

Capacity

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

STATE OF OREGON

COUNTY OF KLAMATH

On this 22 day of AUGUST, 2019, before me, Notary Public in and for  
said state, personally appeared before me, in person,

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

Signature: Chantel Chavez

Print Name: Chantel Chavez

Title: Notary Public - OREGON

My Commission Expires: 2/18/2023



OFFICIAL STAMP  
CHANTEL TATYANA CHAVEZ  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 984105  
COMMISSION 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, 2019, by

\_\_\_\_\_

Chantel Chavez

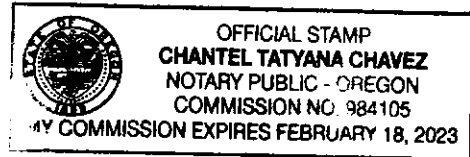
Notary Public – State of Oregon

Chantel Chavez

Print name

2/18/2023

My commission expires



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 ~~attest~~<sup>cc</sup> Signed by  
other witnesses.