

TAX STATEMENT

Until a change is requested, the county clerk shall send tax statements to the following address and after recording, the county clerk shall return the deed to:

CAROLYN L. MCCORD and ROBERT A. MCCORD
1325 NW LAWRIDGE AVENUE
GRANTS PASS, OR 97526

IDENTIFYING INFORMATION GRANTOR:

CHERYL L. NELSON
658 CYPRESS DRIVE
CENTRAL POINT, OR 97502

GRANTEE:

ROBERT A. MCCORD
7400 MONET COURT
SUN VALLEY, NV 89433

2019-011025

Klamath County, Oregon



00247435201900110250010015

09/20/2019 03:15:51 PM

Fee: \$82.00

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that CHERYL L. NELSON hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto ROBERT A. MCCORD, as Grantee all of Grantor's interest in and to that certain real property with the tenement, hereditaments and appurtenances thereunto belonging or in any wise appertaining, situated in the Klamath County, State of Oregon:
commonly known as: 44141 Clover Creek Road, Klamath Falls, Klamath County, Oregon.
More particularly described as follows:

Lot 22, Block 3, Tract No. 1051, LAKEWOODS UNIT #2, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

(Scrivener is in no way responsible for the accuracy of this description.)

TO HAVE AND TO HOLD the same unto grantee and grantee's assigns and the heirs, forever.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$80,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

In construing this deed, where the context so requires, the singular includes the plural.

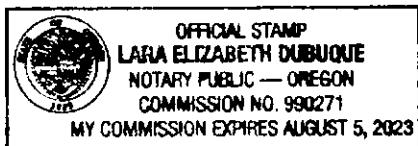
"BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS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

DATED the 4th day of September, 2019.

Cheryl L. Nelson
CHERYL L. NELSON

STATE OF OREGON) s.s.
COUNTY OF JOSEPHINE)

The foregoing was acknowledge before me the 4th day of September, 2019, by
CHERYL L. NELSON, grantor.



Lara E. Dubuque
NOTARY PUBLIC FOR OREGON
My commission Expires: 8/5/23