

2019-011858

Klamath County, Oregon



00248448201900118580010012

10/10/2019 02:19:54 PM

Fee: \$82.00

Grantor's Name and Address

Patina A Madison-Alvis
13172 Walking Y Lane
Prescott, AZ 86305

Grantee's Name and Address

Phillip A. Madison and Mary E.
Madison, Husband and Wife as Joint
Tenants with Rights to Survivorship
1738 Hamer Drive
Placenta, CA 92870

After Recording Return to:

Phillip A. Madison and Mary E.
Madison, Husband and Wife as Joint
Tenants with Rights to Survivorship
1738 Hamer Drive
Placenta, CA 92870

Until requested otherwise, send all tax statements to:

Phillip A. Madison and Mary E.
Madison, Husband and Wife as Joint
Tenants with Rights to Survivorship
1738 Hamer Drive
Placenta, CA 92870

BARGAIN AND SALE DEED

I, Patina A. Madison-Alvis, formerly Patina A. Madison, surviving Tenant by Entirety and surviving Community Property Holder of Vernon Edward Madison, deceased, do hereby grant, bargain, sell and convey all right, title and interest to Phillip A. Madison and Mary Elizabeth Madison, Husband and Wife, tenants by the entirety, the following described real property situate in Klamath County, Oregon, to wit:

SW 1/4 of NE 1/4 of Section 22 Township 38 South, Range 15 East, (40 AcresM/L) Willamette Meridian.

The true and actual consideration paid for this transfer, stated in terms of dollars, is estate planning. In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

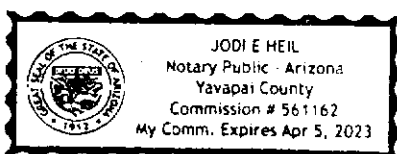
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 this 13th day of September, 2019.

Patina A. Madison-Alvis
Patina A. Madison-Alvis

STATE OF Arizona, County of Yavapai)ss:

ACKNOWLEDGED BEFORE ME this 13th day of September, 2019, by Jodi E. Heil.



Jodi E. Heil
NOTARY PUBLIC FOR Arizona
My Commission Expires: April 05, 2023

Returned at Counter Aspell