



THIS SPACE RESERVED FOR

2019-014670

Klamath County, Oregon

12/18/2019 09:51:01 AM

Fee: \$87.00

Timothy L. Perkins and Cassandra N. Beumeler

1243 McClellan Drive

Klamath Falls, OR 97603

Grantor's Name and Address

Timothy L Perkins and Cassandra N Perkins

1243 McClellan Drive

Klamath Falls, OR 97603

Grantee's Name and Address

After recording return to:

Timothy L Perkins and Cassandra N Perkins

1243 McClellan Drive

Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:

Timothy L Perkins and Cassandra N Perkins

1243 McClellan Drive

Klamath Falls, OR 97603

File No. 329129AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Timothy L. Perkins and Cassandra N. Perkins, who acquired title as Cassandra N. Beumeler, Not as Tenants in Common but with Right of Survivorship,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Timothy L. Perkins and Cassandra N. Perkins, as Tenants by the Entirety,

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of **Klamath**, State of Oregon, described as follows, to wit:

A parcel of land lying in the NE1/4 SW1/4 of Section 36, Township 38 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the Easterly line of First Addition to Moyina, said point being North 0°16' West 120.0 feet from the Southeasterly corner of said First Addition to Moyina; thence North 0°16' West 85.86 feet along the Easterly line of said First Addition to Moyina to a point; thence North 89°44' East 120.0 feet to a point; thence South 0°16' East 85.86 feet to a point; thence South 89°44' West 120.0 feet to the point of beginning.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

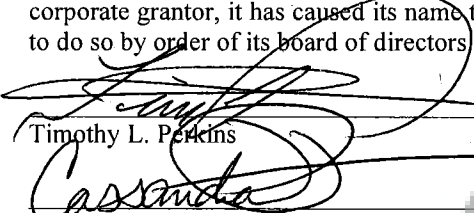
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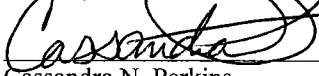
To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

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.

In Witness Whereof, the grantor has executed this instrument this 13 day of December, 2019; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors



Timothy L. Perkins


Cassandra N. Perkins

State of Oregon } ss
County of Klamath }

On this 13 day of December, 2019, before me, Rosio V. Hernandez, a Notary Public in and for said state, personally appeared Timothy L. Perkins and Cassandra N. Perkins, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.


Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: Nov 06, 2020

