



THIS SPACE RESERVED FOR

2020-001723
Klamath County, Oregon
02/12/2020 09:50:02 AM
Fee: \$87.00

Dennis W. Drake & Melissa Dreyer

Grantor's Name and Address

Dennis W. Drake
6734 Cottage Ave
Klamath Falls, OR 97603

Grantee's Name and Address

After recording return to:
Dennis W. Drake
6734 Cottage Ave
Klamath Falls OR 97603Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Same as above
6734 Cottage Ave
Klamath Falls, OR 97603

File No. 345615AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Dennis W. Drake and Melissa Dreyer,

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

Dennis W. Drake,

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:

Lot 6 in Block 3 of TRACT 1103 - EAST HILLS ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO that portion of Lot 5 in said Block 3 of TRACT 1103 - EAST HILLS ESTATES as approved in Lot Line Adjustment 8-00, described as follows:

Beginning at a point on the Southwesterly line of Lot 5, Block 3 of TRACT 1103 - EAST HILLS ESTATES, from which the Southeasterly corner of said Lot 5 bears South 48 ° 43' 56" East 26.84 feet; thence North 03 degrees 34' 56" West 79.69 feet; thence North 06 degrees 33' 47" East 46.31 feet; thence North 69 degrees 37' 00" East 55.18 feet to the right of way line of Cottage Avenue also being a point on the boundary of said Lot 5; thence along the boundary of said Lot 5, along the arc of a curve to the left (radius point bears North 53 degrees 21' 23" East 50.00 feet and central angle equals 32 degrees 50' 09") 28.65 feet, South 20 degrees 31' 14" West 155.34 feet and North 48 degrees 43' 56" West 26.84 feet, to the point of beginning.

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

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

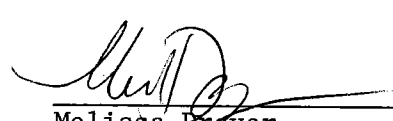
In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

87. /

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 24 day of January, 2020; 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.


Dennis W. Drake

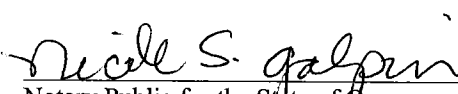

Melissa Dreyer

State of Oregon } ss
County of Klamath }

Nicole Galpin

On this 24 day of January, 2020, before me, ~~Heather Scrimba~~ Notary Public in and for said state, personally appeared Dennis W. Drake + Melissa Dreyer 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 Falls OR

Commission Expires: ~~12/17/2021~~

5-22-2023

