

2020-002272

Klamath County, Oregon



00255060202000022720030030

02/25/2020 11:01:28 AM

Fee: \$92.00

After recording, return to:

James V. Broadley II
38070 Aspenwood Court
Chiloquin, OR 97624

**Until a change is requested,
send tax statements to:**

James V. Broadley II
38070 Aspenwood Court
Chiloquin, OR 97624

GIFT DEED

This GIFT DEED, made the 17th day of January , 2020 , by the grantor,

Hilary M. Broadley, an unmarried woman
38070 Aspenwood Court
Chiloquin, OR 97624

WITNESSETH, that for love and affection, the grantor conveys to the grantee,

James V. Broadley II, an unmarried man, as tenant by entirety
38070 Aspenwood Court
Chiloquin, OR 97624

**the following described real property, situated in Klamath County,
State of Oregon:**

Lot 25, Block 1, Oregon Shores Tract 1053, according to the plat thereof on file in the office of the County Clerk,
Klamath County, Oregon

And commonly known as:

Parcel ID: 224457

The true and actual consideration for this conveyance is \$0.00 (zero dollars).

Total consideration relates to gift.

Source of title:

Being the same property conveyed from PLR Holdings LLC, an Oregon Limited Liability Company, to Hilary M. Broadley by special warranty deed dated February 5, 2019 and recorded February 11, 2019 as document 2019-001257 in the records of the Klamath County Clerk, Oregon.

THIS CONVEYANCE is made subject to:

All easements and restrictions of record.

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 on the date first above written.

[Signature]
Signature
Hilary M. Broadley
Print name
Grantor
Capacity

Signature

Print name

Capacity

Signature

Print name

Capacity

Signature

Print name

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 18 day of January, 2020 before me, Notary Public in and for
said state, personally appeared Hilary M. Broadley

identified to be the person whose name is subscribed to the within instrument, and
who acknowledged to me ^{Sierra} DAVID freely executed the same.

[Signature]
Signature
Sierra Ann David
Print Name
MSR

Title
My commission expires: April 12, 2022

