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2020-002830

Klamath County, Oregon

03/06/2020 08:28:00 AM

Fee: \$87.00

When Recorded Return to:

TW & LJ 401 (K) PLAN
2661 S PACIFIC HWY
MEDFORD OREGON 97501

Send Tax Statements to:

TW & LJ 401 (K) PLAN
2661 S PACIFIC HWY
MEDFORD OREGON 97501

First American Title Accom

BARGAIN AND SALE DEED

TOMS BRONCO PARTS RETIREMENT PLAN, Grantor, conveys to TW & LJ 401 (K) PLAN. Grantee, the following real property situated in Klamath County, Oregon, described as follows, to-wit:

/0

**LOT 8, TRACT 1315, WOODWORTH PARK, ACCORDING TO THE
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE
COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

**AND IS MORE COMMONLY KNOWN AS 3258 HAMMER ST KLAMATH
FALLS OREGON 97603**

The consideration for this transfer is \$1.00

**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**

**This instrument filed for record as an
accommodation only. It has not been
examined as to it's effect upon the title.
First American Title Co.**

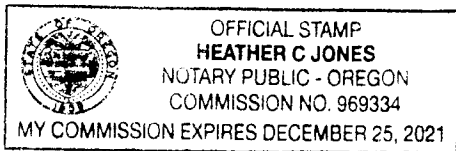
DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS
OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301
AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS
2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND
SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 4 day of March, 2020.

Tom Winmes

STATE OF: Oregon)
) ss.
County of: Jackson)

On this 4 day of March, 2020, personally appeared before
me Tom Winmes and acknowledged said instrument to be his/her voluntary act and deed.



Heather C Jones
Notary Public for: Oregon