

USE

Mark W. Willrett and Annette M Willrett
Michael D. Nichols and Lauralee E. Nichols,

Grantor's Name and Address

Michael D. Nichols and Lauralee E. Nichols

Grantee's Name and Address

After recording return to:

Michael D. Nichols and Lauralee E. Nichols
3923 Scott Valley Dr.
Klamath Falls, OR 97601

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

Michael D. Nichols and Lauralee E. Nichols
3923 Scott Valley Dr.
Klamath Falls, OR 97601

THIS SPACE RESERVED FOR RECORDER'S

2020-003175

Klamath County, Oregon



00256091202000031750020028

03/13/2020 01:56:29 PM

Fee: \$87.00

Returned at Counter

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Mark W. Willrett and Annette M. Willrett, as Tenants by the Entirety, as to an undivided 50% interest and Michael D. Nichols and Lauralee E. Nichols, as Tenants by the Entirety, as to an undivided 50%** hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Michael D. Nichols and Lauralee E. Nichols, 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:

Parcel 2 of Land Partition 23-19, being a replat of Lot 15 of Tract 1396-Third Addition to North Ridge Estates situated in the NE1/4 of Section 15, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon and duly recorded on February 10, 2020 in instrument No. 2020-001618, Klamath County Records.

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

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.

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 13th day of March 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.

Michael D. Nichols

Lauralee E. Nichols

Mark W. Willrett

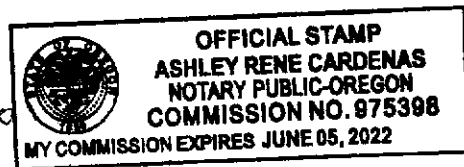
Annette M. Willrett

State of Oregon} ss
County of Klamath}

On this 13th day of March, 2020, before me, Ashley Cardenas a Notary Public in and for said state, personally appeared Michael and Lauralee Nichols, 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.

Ashley Cardenas
Notary Public for the State of Oregon

Residing at: 421 South 7th St. Klamath Falls, OR 97601
Commission Expires: June 5, 2022



State of Oregon} ss
County of Klamath}

On this 13th day of March, 2020, before me, Ashley Cardenas a Notary Public in and for said state, personally appeared Mark and Annette Willrett, 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.

Ashley Cardenas
Notary Public for the State of Oregon

Residing at: 421 S 7th St. Klamath Falls, OR 97601
Commission Expires: June 5, 2022

