

Until a change is requested, all tax statements shall be sent to:

Ruth Ann Hammond
1824 Majestic Street
Klamath Falls, OR 97601

After recording return to:

Ruth Ann Hammond
1824 Majestic Street
Klamath Falls, OR 97601

2020-003857

Klamath County, Oregon

04/01/2020 08:12:41 AM

Fee: \$87.00

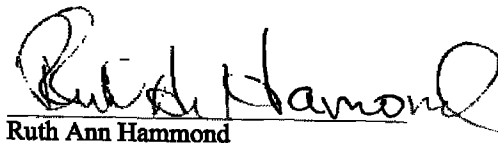
STATUTORY BARGAIN AND SALE DEED

For valuable consideration, the receipt of which is acknowledged, Ruth Ann Hammond, Grantor hereby conveys to Ruth Ann Hammond, Trustee of the Ruth Ann Hammond Revocable Living Trust, Grantee, all Grantors' right, title and interest in that real property commonly known as 1824 Majestic Street in Klamath Falls, Oregon and more specifically described in the attached Exhibit "A".

True Consideration for this conveyance is \$1.00 along with the assumption of all debts and liabilities.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 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 (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 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: March 24, 2020.


Ruth Ann Hammond

STATE OF OREGON)
County of Jackson) ss.

On this 24th day of March, 2020, the foregoing instrument was personally acknowledged before me by Ruth Ann Hammond.




NOTARY PUBLIC FOR OREGON

My commission expires: 9.6.2021

EXHIBIT 'A'

Lot 30, Tract 1309-Crown Ridge Subdivision Phase 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.