

2020-004448

Klamath County, Oregon



00257464202000044480010018

04/07/2020 10:49:14 AM

Fee: \$82.00

After Recording Return To:

Tillson Law P.C.
39075 Proctor Blvd., Ste. C
Sandy, OR 97055

Send All Tax Statements To:

Cory R. Wirtz
220 NW 28th St.
Redmond, OR 97756

BARGAIN AND SALE DEED

Cody J. Parks, (Grantor), bargains, sells and conveys to Cory R. Wirtz (Grantee), Grantor's interest in the following described real property situated in Klamath County, State of Oregon, free of encumbrances except as specifically set forth herein, to-wit:

Lot 12, Block 5, Tract 1042, TWO RIVERS NORTH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

APN: R164173

The true and actual consideration for this transfer, stated in terms of dollars, is \$0.00 (Gift).

This property is free from encumbrances, EXCEPT for all those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable, or the rights of the public in and to that said portion of the above property lying within the limits of roads and highways.

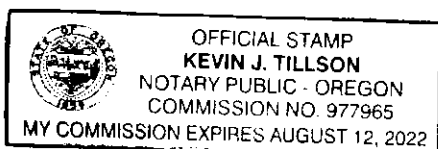
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 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, Grantor executed this instrument on 03-19-2020.

Cody J. Parks

STATE OF OREGON, County of Clackamas) ss.

This instrument was acknowledged before me on 3/19/20, by Cody J. Parks.



My Commission Expires:

Bargain and Sale Deed

Page 1