



THIS SPACE RESERVED FOR

2020-005241
Klamath County, Oregon
04/24/2020 11:02:05 AM
Fee: \$87.00

Timothy A. Grounds
4324 Barry Ave.
Klamath Falls, OR 97603
Grantor's Name and Address

Timothy A. Grounds
4324 Barry Ave.
Klamath Falls, OR 97603
Grantee's Name and Address

After recording return to:
Timothy A. Grounds
4324 Barry Ave.
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:
Timothy A. Grounds
4324 Barry Ave.
Klamath Falls, OR 97603

File No. 362760AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Timothy A. Grounds,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Timothy A. Grounds, an unmarried person,

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:

Lot 16 of TONATEE HOMES, also the vacated portion of Lot 16 of Tonatee Homes, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the South line of Barry Avenue which lies 75.0 feet East of the Northwest corner of said Lot 16; thence continuing East 10.0 feet to an iron pin; thence South 0°21' East, a distance of 120.0 feet to an iron pin; thence West a distance of 10.0 feet to a point; thence North 0°21' West a distance of 120.0 feet to the point of beginning; said parcel of land being in the South half of Southwest quarter of the Southwest quarter of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00.
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 20 day of April, 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.


Timothy A. Grounds

State of Oregon } ss
County of Klamath }

On this 20 day of April, 2020, before me, Jenny Annette Brazil, a Notary Public in and for said state, personally appeared **Timothy A. Grounds**, 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.


Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 10/23/2022

