

After recording, return to:
Brandsness, Brandsness & Rudd, P.C.
Attorneys at Law
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:
Kris E. David and Susan M. David
P.O. Box 10242
Pleasanton, CA 94588

Grantors:

Beth A. Guze, Jason L. Guze and
Catherine S. Westvold
10192 Kestrel Road
Klamath Falls, OR 97601

Grantees:

Kris E. David and Susan M. David
P.O. Box 10242
Pleasanton, CA 94588

BARGAIN AND SALE DEED

Beth A. Guze, Jason L. Guze and Catherine S. Westvold, Grantors, convey to Kris E. David and Susan M. David, as tenants by entirety, Grantees, their interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lot 530 in Block 127 MILLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

SAVING AND EXCEPTING THEREFROM the following:

Beginning at the Southwest corner of said Lot 530; thence East 10 feet; thence North 50 feet; thence West 10 feet; thence South 50 feet to the point of beginning.

The true and actual consideration for this transfer is \$75,000.00.

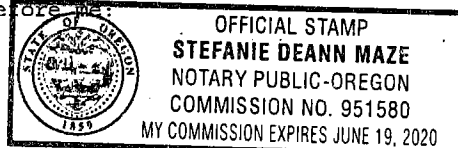
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 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 28th day of April, 2020.

STATE OF Oregon)
) ss.
County of Douglas)

Jason L. Guze
Jason L. Guze, Grantor

Personally appeared before me this 28th day of April, 2020 the above-named Jason L. Guze, and acknowledged the foregoing instrument to be his voluntary act and deed. Before me:



Stefanie Deann Maze
Notary Public for Oregon
My Commission expires: June 19, 2020

Beth A. Guze, by Catherine S. Westvold,
Her Attorney in Fact

STATE OF Oregon)
) ss.
County of Klamath)

Personally appeared before me this 28th day of April, 2020 the above-named Beth A. Guze, by Catherine S. Westvold, her Attorney in Fact and acknowledged the foregoing instrument to be her voluntary act and deed. Before me:

Stefanie Deann Maze
Notary Public for Oregon
My Commission expires: June 19, 2020

Catherine S. Westvold
Catherine S. Westvold, Grantor

STATE OF Oregon)
) ss.
County of Klamath)

Personally appeared before me this 28th day of April, 2020 the above-named Catherine S. Westvold, and acknowledged the foregoing instrument to be her voluntary act and deed. Before me:

Stefanie Deann Maze
Notary Public for Oregon
My Commission expires: June 19, 2020

SIGNED IN COUNTERPART

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Catherine S. Westvold
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Grantees:
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DATED this 27th day of April, 2020.

STATE OF Oregon)
County of Douglas) ss.
Jason L. Guze, Grantor

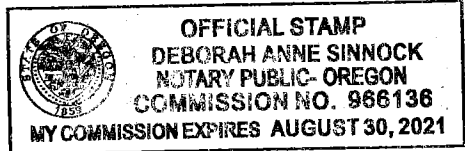
Personally appeared before me this 27th day of April, 2020 the above-named Jason L. Guze, and acknowledged the foregoing instrument to be his voluntary act and deed. Before me:

Notary Public for Oregon
My Commission expires: _____

Beth A. Guze
Beth A. Guze, by Catherine S. Westvold,
Her Attorney in Fact
Catherine S. Westvold
HER ATTY IN FACT

STATE OF Oregon)
County of Klamath) ss.

Personally appeared before me this 27th day of April, 2020 the above-named Beth A. Guze, by Catherine S. Westvold, her Attorney in Fact and acknowledged the foregoing instrument to be her voluntary act and deed. Before me:

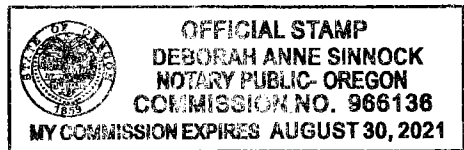


Deborah Anne Sinnock
Notary Public for Oregon
My Commission expires: 8-31-21

STATE OF Oregon)
County of Klamath) ss.

Catherine S. Westvold
Catherine S. Westvold, Grantor

Personally appeared before me this 27th day of April, 2020 the above-named Catherine S. Westvold, and acknowledged the foregoing instrument to be her voluntary act and deed. Before me:



Deborah Anne Sinnock
Notary Public for Oregon
My Commission expires: 8-30-21