

2020-006214
Klamath County, Oregon
05/19/2020 10:54:18 AM
Fee: \$82.00

After recording, return to:

Dennis Fowler
Sheri Fowler

11205 Wagon Ho Lane
Reno, NV 89508

BARGAIN AND SALE DEED

Matthew D. Walter, Grantor, conveys to Dennis Fowler and Sheri Fowler, Grantees, the real property located in Klamath County, Oregon, more particularly described as follows:

Lots 29 and 30, Block 41, Klamath Falls Forest Estates, Highway 66 Unit, Plat No.2, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

Klamath County Tax Account No.s: R-3611-0016C-001800-000 and R-3611-0016C-01900-000.

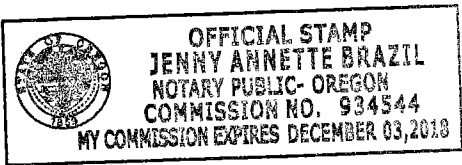
The consideration paid for this transfer is \$20,000.

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.

Matthew D. Walter
Matthew D. Walter

State of Oregon, County of Klamath) ss.

This instrument was acknowledged before me this 30th day of Nov. 2015, by Matthew D. Walter.



J. Brazil
Notary Public for Oregon
My Commission expires: 12/3/2018