

2020-007105

Klamath County, Oregon



00260356202000071050040047

06/10/2020 08:19:01 AM

Fee: \$97.00

Returned at Counter

After recording, return to:
James V Broadley II
Pamela G Kirk
38070 Aspenwood Court
Chiloquin, OR 97624

Until a change is requested,
all tax statements should be sent to:
James V Broadley II
Pamela G Kirk
38070 Aspenwood Court
Chiloquin, OR 97624

BARGAIN AND SALE DEED

Under ORS 93.860

The grantor,
Heather Puanani Lucas, a single woman
10800 Slaughter Creek Drive
Austin, Texas 78748

CONVEYS to the grantee,
James V Broadley II
Pamela G Kirk
38070 Aspenwood Court
Chiloquin, OR 97624

the following described real property:
Lot 24, Block 1, Oregon Shores Tract 1053, Klamath County, Oregon

And commonly known as:
Parcel ID: 224448
The true and actual consideration this conveyance is \$0

Source of Title:

Being the same property conveyed by bargain and sale deed from Robert Lee Lucas recorded as document 2012-009229 in the records of the Klamath County Clerk, Oregon

This conveyance is made subject to:

Easements, restrictions, and rights of way appearing of record or enforceable in law and equity, and general property taxes for the year (this year) and thereafter.

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, CHAPTERS 885, 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 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 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Exhibit A

IN WITNESS WHEREOF, the grantor has signed and sealed these presents this day of June 5th, 2020.

[Signature]

Signature

Heather Lucas

Print Name

Grantor

Capacity

N/A

Signature

Print Name

Capacity

N/A

Signature

Print Name

Capacity

N/A

Signature

Print Name

Capacity

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF TEXAS

COUNTY OF TRAVIS

On this 5th day of JUNE, 2020, before me, Notary Public in and for said state, personally appeared HEATHER PUANANI LUCAS

identified to be the person whose name is subscribed to the within instrument, and who acknowledged to me SHE freely executed the same.

Signature: [Signature]

Print Name: JO ANGELI MANALANG

Title: NOTARY PUBLIC

My Commission Expires: 02/09/2021

