



THIS SPACE RESERVED FOR

**2020-007317**

**Klamath County, Oregon**

**06/15/2020 03:10:09 PM**

**Fee: \$92.00**

Daniel Eddy

2064 Autumn Ave

Klamath Falls, OR 97601

Grantor's Name and Address

Steven M. Eddy

1663 Greensprings Dr #60

Klamath Falls, OR 97601

Grantee's Name and Address

After recording return to:

Steven M. Eddy

1663 Greensprings Dr #60

Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:

Steven M. Eddy

1663 Greensprings Dr #60

Klamath Falls, OR 97601

File No. 371896AM

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### **BARGAIN AND SALE DEED**

KNOW ALL MEN BY THESE PRESENTS, That

**Daniel Lee Eddy and Steven Matthew Eddy, not as tenants in common but with right of survivorship,**

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

**Steven M. Eddy**

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:

**See Attached Exhibit 'A'**

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$name change.

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 8 day of June, 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.

Daniel Lee Eddy  
Daniel Lee Eddy  
Steven Matthew Eddy  
Steven Matthew Eddy

State of Oregon } ss  
County of Klamath }

On this 8 day of June, 2020, before me, Lisa Legget-Weatherby a Notary Public in and for said state, personally appeared ~~Steven M. Eddy~~, 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.

Lisa Legget-Weatherby \*\* Steven Matthew Eddy and Daniel Lee Eddy dw  
Notary Public for the State of Oregon  
Residing at: Klamath  
Commission Expires: 10/1/2023



## EXHIBIT 'A'

File No. 371896AM

All that portion of Lots 19 and 20 in Block 5 of ALTAMONT ACRES, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows;

Beginning at a point on the Northerly line in said Lot 20, 81.9 feet West from the Northeast corner of said Lot 20; thence Southerly parallel with Bisbee Street (formerly Third Street) 214.7 feet to the Southerly line of Lot 19 in said Block 5; thence Westerly along the Southerly line of said Lot 19, 75 feet; thence Northerly parallel with Bisbee Street, 214.7 feet to the Northerly line of said Lot 20; thence Easterly along the Northerly line of said Lot 20, 75 feet to the place of beginning.

EXCEPTING THEREFROM the Northerly 5 feet thereof conveyed to Klamath County for road purposes.

Also EXCEPTING THEREFROM, that portion conveyed to Klamath County by Warranty Deed recorded August 2, 2001 in Volume M01, page 38886, Microfilm Records of Klamath County, Oregon.