

2020-007605

Klamath County, Oregon

06/22/2020 02:02:45 PM

Fee: \$92.00



THIS SPACE RESERVED FOR RECORD

After recording return to:  
Patricia N. Stephens and John M. Morgan  
124733 Little Deschutes Drive  
Crescent, OR 97733

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

Patricia N. Stephens and John M. Morgan  
NO CHANGE  
NO CHANGE

File No.: 7013-3461470 (JW)

Date: May 05, 2020

### STATUTORY BARGAIN AND SALE DEED

**Patricia N. Stephens**, Grantor, conveys to **Patricia N. Stephens and John W. Morgan, not as tenants in common but with rights of survivorship**, Grantee, the following described real property:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**See attached Exhibit A**

The true consideration for this conveyance is **\$0.00**. (Here comply with requirements of ORS 93.030)

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.

3461470-JW

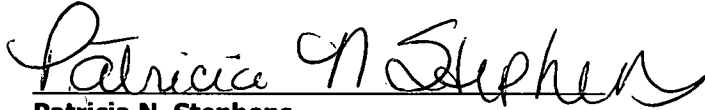
FIRST AMERICAN

APN:

Bargain and Sale Deed  
- continued

File No.: **7013-3461470 (JW)**  
Date: **05/05/2020**

Dated this 18 day of June, 2020.

  
**Patricia N. Stephens**

STATE OF Oregon )  
County of Klamath Lane )ss.

This instrument was acknowledged before me on this 18 day of June, 2020  
by **Patricia N. Stephens**.





Notary Public for Oregon  
My commission expires: 30 April, 2024

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 7, Block 6, Tract 1042, TWO RIVERS NORTH, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.