

Returned at Counter

AFTER RECORDING RETURN TO:
Parks & Raliff, P.C.
620 Main Street
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:
North Second, LLC
1598 Hallet Court
Salem, OR 97304

GRANTEE'S NAME AND ADDRESS:
Kimberlee McReynolds
425 N. 2nd Street
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:
Kimberlee McReynolds
425 N. 2nd Street
Klamath Falls, OR 97601

2020-008280

Klamath County, Oregon



00261716202000082800010019

07/07/2020 03:20:14 PM

Fee: \$82.00

BARGAIN AND SALE DEED

North Second, LLC hereinafter referred to as grantor, conveys to Dana McReynolds, an undivided sixty-two percent (62%) interest and to Kimberlee McReynolds, an undivided thirty-eight percent (38%) interest to be held as joint tenants in common, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

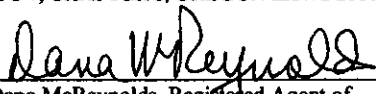
EWAUNA HEIGHTS, Block 9, Lot 6 and 7 and S 36' of Lot 8, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Property ID: 474702
Map Tax Lot: 3809-032BD-01600

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

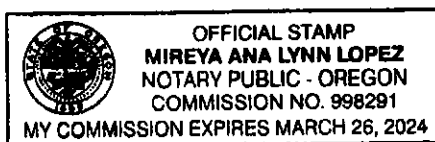
IN WITNESS WHEREOF, the grantor has executed this instrument this 17 day of June, 2020.

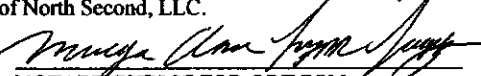
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.


Dana McReynolds, Registered Agent of
North Second, LLC

STATE OF OREGON; County of Marion) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 17 day of June, 2020, by Dana McReynolds as the Registered Agent of North Second, LLC.




NOTARY PUBLIC FOR OREGON
My Commission expires: March 26, 2024