

2020-008339

Klamath County, Oregon

07/08/2020 03:41:01 PM

Fee: \$87.00

BY:

 **Western** Title & Escrow

497 Oakway Road, Suite 340
Eugene, OR 97401

GRANTOR'S NAME:

Rhonda Coats

GRANTEE'S NAME:

Brian W. Jacobson

AFTER RECORDING RETURN TO:

Caryn G. Roshto
Western Title & Escrow Company
497 Oakway Road, Suite 340
Eugene, OR 97401

SEND TAX STATEMENTS TO:

Brian W. Jacobson

88770 TWIN FIRS RD
SPRINGFIELD, OR - 97478

R2607-001C0-11400-000 / R165449
123310 Holcomb Drive, Crescent Lake, OR 97733

SPACE ABOVE THIS LINE FOR RECORDER'S USE

BARGAIN AND SALE DEED - STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Rhonda Coats, who acquired title as Rhonda Jacobson, Grantor, conveys to Brian Jacobson, Grantee, the following described real property, situated in the County of Klamath, State of Oregon,

Lot 23 in Block 3 of TRACT NO. 1069, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true consideration for this conveyance -0- for equitable interest in real property. (See ORS 93.030).

"Grantor waives any rights under Lane County Circuit Court Case No. 18 DR 20088, with regard to any interest in the subject real property"

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.

BARGAIN AND SALE DEED - STATUTORY FORM
(continued)

Dated: May 13, 2020



Rhonda Coats, who acquired title as Rhonda R. Jacobson

State of OREGON
County of Lane

This instrument was acknowledged before me on May 13, 2020 - by Rhonda Coats, who acquired title as Rhonda R. Jacobson.



Notary Public - State of Oregon

My Commission Expires: 6/18/23

