

**2020-008474**

**Klamath County, Oregon**



00261933202000084740050052

07/13/2020 10:15:49 AM

Fee: \$102.00

Returned at Counter

After recording, return to:  
Greg Evan Jones  
2340 Greenbrook Drive  
Medford, OR 97504

Until a change is requested,  
all tax statements should be sent to:  
James Harvey Louis Mosurak  
2905 Kane Street  
Klamath Falls, OR 97603

**BARGAIN AND SALE DEED**

Under ORS 93.860

The grantor,  
The Mosurak Family Trust, u.a.d. June 28, 1998  
Greg Evan Jones, Co-Trustee      James Harvey Louis Mosurak, Co-Trustee  
2340 Greenbrook Drive              2905 Kane Street  
Medford, OR 97504                  Klamath Falls, OR 97603

CONVEYS to the grantee,  
James Harvey Louis Mosurk  
2905 Kane Street  
Klamath Falls, OR 97603

the following described real property:  
The South half of lot 8 of Bailey Tracts, according to the duly recorded plat  
thereof on file in the office of the County Clerk of Klamath County, Oregon.

As shown on Exhibit B

And commonly known as: 2905 Kane Street, Klamath Falls, OR 97603  
Parcel ID: 39S09E02DC-01000  
The true and actual consideration this conveyance is \$30,000.00  
Thirty thousand dollars

**Source of Title:**

Being the same property conveyed by bargain and sale deed from Roberta M. Jones Mosurak to James D. Mosurak and Roberta M. Jones Mosurak, Trustees of the Mosurak Family Trust, u.a.d. June 25, 1998 recorded July 1, 1998 in the records of the Klamath County Clerk, Oregon, in Vol. M98 of deeds, Page 23250.

**This conveyance is made subject to:**

Reservations, restrictions, right-of-way easements of record and those apparent upon the land. Also subject to items in Exhibit A.

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.



IN WITNESS WHEREOF, the grantor has signed and sealed these presents this  
day of July 13, 2020.

[Signature]  
Signature  
GREG E. JONES  
Print Name  
GRANTOR / CO-TRUSTEE  
Capacity

[Signature]  
Signature  
JAMES H MASURAK  
Print Name  
GRANTOR / CO TRUSTEE  
Capacity

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Capacity

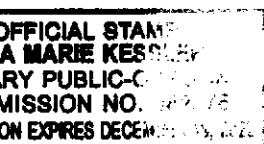
\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Capacity

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

STATE OF Oregon  
COUNTY OF Klamath

On this 13<sup>th</sup> day of July, 20  , before me, Notary Public in and for  
said state, personally appeared Greg E Jones co-trustee  
+ James Harvey L. Masurak co-trustee,  
identified to be the person whose name is subscribed to the within instrument, and  
who acknowledged to me        freely executed the same.

Signature: [Signature]  
Print Name: Lisa M. Kessler  
Title: Notary Public  
My Commission Expires: December 19, 2022



## **Exhibit A**

### **ALSO SUBJECT TO:**

- 1. Rules, regulations and assessments of South Suburban Sanitary District.**
- 2. Liens and assessments of Klamath Project and Enterprise Irrigation District and regulations, contracts, easements, water and irrigation rights in connection therewith.**
- 3. Any unpaid charges or assessments of Enterprise Irrigation District.**

## EXHIBIT B

