

2020-008595

Klamath County, Oregon



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07/14/2020 10:59:31 AM

Fee: \$87.00

After recording return to:

Melvin D. Ferguson
Attorney at Law
514 Walnut Avenue
Klamath Falls, Oregon 97601

Send tax statements to:

Michael G. and Rachael C. Moore
2818 Front Street
Klamath Falls, Oregon 97601

BARGAIN AND SALE DEED

Michael G. Moore, Grantor, conveys to Michael G. Moore and Rachael C. Moore, as tenants by the entirety, Grantees, the following real property located in Klamath County, Oregon, described as follows:

Commencing at the Southwesterly corner of Lot 2 in Block 15 of the Town of Linkville (now City of Klamath Falls, Oregon); thence Northwesterly along the line between Lots 2 and 3 of said Block 15, 105 feet; thence Northeasterly and parallel with Main Street, 45 feet; thence Southeasterly and parallel with Seventh Street, 105 feet to the Northerly line of Main Street; thence Southwesterly along the Northerly line of Main Street, 45 feet to the place of beginning, being a part of Lot 2 in Block 15 of the Town of Linkville (now City of Klamath Falls, Oregon), according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Commonly known as 621-625 Main Street, Klamath Falls, Oregon 97601

Map Tax Lot: R-3809-032AB-05700-000
Property ID Number: R412752

There is no true and actual consideration for this conveyance. It is done for purposes of estate planning.

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

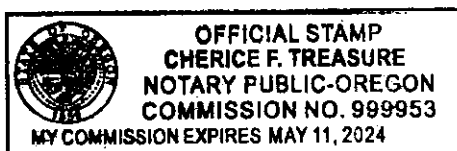
INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY 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.


Dated this 7th day of July, 2020.


Michael G. Moore

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above-named Michael G. Moore and acknowledged the foregoing instrument to be his voluntary act. Before me this 7th day of July, 2020.




Notary Public for Oregon
My commission expires: 5-11-2024