

2020-008602  
Klamath County, Oregon



00262078202000086020030038

07/14/2020 12:23:14 PM

Fee: \$92.00

**BARGAIN AND SALE DEED**

Robert W. Gjertsen and  
Jon E. Gjertsen  
Grantor

Ronald Gilmore, Jr.  
Robin Gilmore  
2056 Lawrence Street  
Klamath Falls, OR 97601  
Grantee

After recording return to and  
Send tax statements to:  
Grantee

KNOW ALL MEN BY THESE PRESENTS, that ROBERT W. GJERTSEN and JON E. GJERTSEN hereinafter called Grantor for the consideration hereinafter stated, does hereby grant, bargain sell and convey to RONALD GILMORE, JR., and ROBIN GILMORE, Husband and Wife, hereinafter called grantee, and unto grantees' heirs, successors and assigns all of their interest in that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining to the following described real property herein in Klamath County, Oregon, to-wit:

EXHIBIT "A" attached hereto and incorporated herein by this reference.

R-3809-029DC-00200-000

To Have and to Hold the same unto the said grantee and grantee's heirs, successor and assigns forever.

The true consideration for this conveyance is other good and valuable consideration.

Dated this 26<sup>th</sup> day of May, 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Robert W. Gjertsen

Jon E. Gjertsen

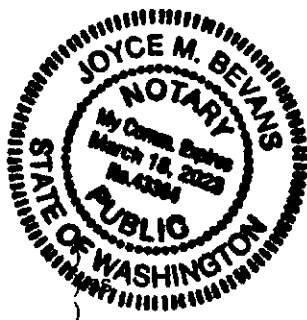
STATE OF WASHINGTON )  
County of Kitsap ) ss.

On this 26 day of May, 2020, before me, Personally appeared, Robert W. Gjertsen, to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as their ns

Returned at Counter

voluntary act and deed.

(SEAL)



STATE OF TEXAS

County of Harris

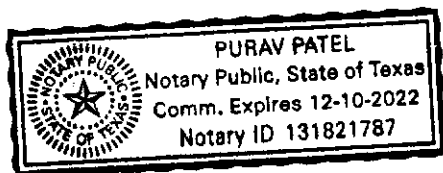
A handwritten signature in black ink, appearing to be "J. Bevans", written over a horizontal line.

Notary Public for Washington

My Commissioner Expires: 03-18-23

On this 22 day of June, 2020, before me, Personally appeared, Jon E. Gjertsen, to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

(SEAL)



A handwritten signature in black ink, appearing to be "P. Patel", written over a horizontal line.

Notary Public for Texas

My Commissioner Expires: 12-10-22

EXHIBIT "A"  
LEGAL DESCRIPTION

All that portion of Lot 2, Block 14, HILLSIDE ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows: Beginning at a point on the line common to Lots 2 and 3, Block 14, on the Northeasterly line of Newcastle Avenue and also being 130 feet distant Southwesterly from the Southwesterly line of Hillside Avenue; thence Northwesterly along the Northeasterly line of Newcastle Avenue 50 feet to a point on the line common to Lots 1 and 2, said Block 14; thence Northeasterly along the line common to said Lots 1 and 2 a distance of 25.8 feet; thence Southerly to the point of beginning.

ALSO, all that portion of Lot 1, Block 14, HILLSIDE ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows: Beginning at a point on the line common to Lots 1 and 2, Block 14, Hillside Addition to the City of Klamath Falls, Oregon, said point being 104.2 feet distant Southwesterly from the Southwesterly line of Hillside Avenue; thence Southwesterly along the line common to said Lots 1 and 2 a distance of 25.8 feet to the Northeasterly line of Newcastle Avenue; thence Northwesterly along the Northeasterly line of Newcastle Avenue 50 feet to the Southeasterly line of Lawrence Street; thence Northeasterly along the Southeasterly line of Lawrence Street a distance of 51.6 feet; thence Southerly to the point of beginning.

Tax Account No: 3809 0288B 01799