

2020-009611

Klamath County, Oregon

08/04/2020 03:55:46 PM

Fee: \$92.00

**RECORDING COVER SHEET (Please Print or Type)**

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

*THIS SPACE RESERVED FOR USE BY  
THE COUNTY RECORDING OFFICE*

**AFTER RECORDING RETURN TO:**

Victoria D. Tillery

PO Box 151

Wilderville, OR 97543

**1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)**

Bargain and Sale Deed

**2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160**

Richard Dale Eccles and Claris Kay Eccles

**3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160**

Debra A. Berry, Victoria D. Tillery, Richard L. Eccles and Kathy M. Newell

**4) TRUE AND ACTUAL CONSIDERATION**

ORS 93.030(5) – Amount in dollars or other

\$ 0.00 ☐ Other

**5) SEND TAX STATEMENTS TO:**

Victoria D. Tillery

PO Box 151

Wilderville, OR 97543

**6) SATISFACTION of ORDER or WARRANT**

ORS 205.125(1)(e)

CHECK ONE: ☐ FULL  
(If applicable) ☐ PARTIAL

**7) The amount of the monetary  
obligation imposed by the order  
or warrant. ORS 205.125(1)(c)**

\$ \_\_\_\_\_

**8) If this instrument is being Re-Recorded, complete the following statement, in  
accordance with ORS 205.244: "RERECORDED AT THE REQUEST OF**

AmeriTitle TO CORRECT Legal Description

PREVIOUSLY RECORDED IN BOOK \_\_\_\_\_ AND PAGE \_\_\_\_\_, OR AS FEE  
NUMBER 2018-001453."

**TAX STATEMENT**

Until a change is requested, the county clerk shall send tax statements to the following address and after recording, the county clerk shall return the deed to:

RICHARD DALE ECCLES  
111 Cricket Lane  
Grants Pass, OR 97527

**IDENTIFYING INFORMATION GRANTORS:**

RICHARD DALE ECCLES  
CLARIS KAY ECCLES  
111 Cricket Lane  
Grants Pass, OR 97527

**GRANTEES:**

DEBRA A. BERRY, VICTORIA D. TILLERY,  
RICHARD L. ECCLES and KATHY M. NEWELL  
111 Cricket Lane  
Grants Pass, OR 97527

**2018-001453****Klamath County, Oregon**

00217055201800014530010014

02/06/2018 09:44:56 AM

Fee: \$42.00

**BARGAIN AND SALE DEED**

RICHARD DALE ECCLES and CLARIS KAY ECCLES, hereinafter grantors, for the consideration hereinafter stated, do hereby grant, bargain, sale and convey unto DEBRA A. BERRY, VICTORIA D. TILLERY, RICHARD L. ECCLES and KATHY M. NEWELL, hereinafter called grantees, as tenants in common, that certain real property, with tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, Oregon: commonly known as: 1022 Upham Street

More particularly described as follows:

Lots D and B in Block 69 of NICHOLS ADDITION to the City of Klamath Falls Oregon.  
Subject to easements and/or rights of way and/or restrictions of record.

(Scrivener is in no way responsible for the accuracy of this description.)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns for ever.

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.

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals. "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 the 28<sup>th</sup> day of December, 2017.

Richard D Eccles  
RICHARD DALE ECCLES

Clarie K Eccles  
CLARIS KAY ECCLES

STATE OF OREGON ) s.s.  
COUNTY OF JOSEPHINE )

The foregoing was acknowledge before me this 28<sup>th</sup> day of December, 2017, by RICHARD DALE ECCLES and CLARIS KAY ECCLES.

Lara E Dubuque  
NOTARY PUBLIC FOR OREGON  
My commission Expires: 8/9/19



## **EXHIBIT A**

**Order No.:** 470320067393

Lots D and E in Block 69 of Supplemental plat of Lots 6, 7, and 8 Block 67; Lots 1, 2, and 3, Block 68 and Lots 1, 2, and 5, Block 69 of NICHOLS ADDITION to the city of Klamath Falls according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.