

2020-010416

Klamath County, Oregon



00264167202000104160030037

08/20/2020 01:00:29 PM

Fee: \$92.00

After recording, return to:

Colin Thyberg
1729 Berkeley Way
Berkeley, CA 94703

Until a change is requested,
all tax statements should be sent to:

Colin Thyberg
1729 Berkeley Way
Berkeley, CA 94703

BARGAIN AND SALE DEED

Under ORS 93.860

The grantor,

Lester R. Thyberg, Jr.
1629 Hopkins St. Apt. C
Berkeley, CA 94707

CONVEYS to the grantee,

Colin Jay Thyberg
1729 Berkeley Way
Berkeley, CA 94703

the following described real property:

Lot 5, Block 3, JUNIPER ACRES, according to the official plat thereof on file in
the office of the Count Clerk of Klamath County, Oregon.

And commonly known as: JUNIPER ACRES

Parcel ID: 273340

The true and actual consideration this conveyance is \$4,000

Source of Title:
Victoria Thorley
Gene Thorley

This conveyance is made subject to:
N/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 _____, 20____.

L Thyberg
Signature
L Thyberg
Print Name

Signature

Print Name

Capacity

Capacity

Signature

Signature

Print Name

Print Name

Capacity

Capacity

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

STATE OF California
COUNTY OF Alameda

On this 17 day of Aug, 2020, before me, Notary Public in and for said state, personally appeared Lester R. Thyberg

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: Lorena Ramos-Vargas
Title: Notary Public
My Commission Expires: Dec. 08, 2023

