

After recording return to:

John E. [Jack] Davis
Davis, Freudenberg, Day & Driver
600 NW 5th Street
Grants Pass, OR 97526

2020-010713

Klamath County, Oregon



[L]

08/26/2020 01:34:25 PM

Fee: \$82.00

Until requested, all tax statements sent to:

Edward Medina, II and Cathy Medina
1945 Etna Avenue
Klamath Falls OR 97603

BARGAIN AND SALE DEED

Larry Lauer and Sara A. Lauer, 325 Serenity Lane, Grants Pass, OR, 97526, Grantors, convey to Grantees, Edward Medina, II and Cathy Medina. Husband and wife as tenants by the entirety 1945 Etna Avenue, Klamath Falls, OR, 97603, Grantor's interest in the real property described herein. The real property subject to this deed is located at 1945 Etna Avenue, Klamath Falls, OR, 97603, and is described as follows:

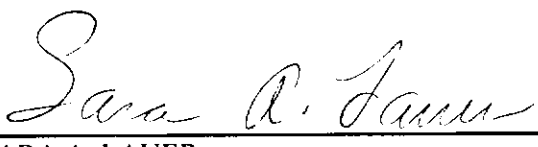
The North 100 feet of Lot 9 in Block 4 of Pleasant View Tracts, according to the Official Plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true consideration for this conveyance is 0 However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

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, AND 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 24th day of August, 2020.


LARRY LAUER


SARA A. LAUER

STATE OF OREGON)
)
County of Josephine)

Personally appeared the above named Larry Lauer and Sara Lauer, the 24 day of August, 2020, and acknowledged the foregoing instrument to be their voluntary act and deed.




Notary Public for Oregon
My Commission Expires: 7/21/23