2020-012340 Klamath County, Oregon

09/28/2020 09:31:18 AM

Fee: \$82.00

After recording, return to:

Brandsness, Brandsness & Rudd, P.C. Attorneys at Law

411 Pine Street

Klamath Falls, OR 97601

Send tax statements to:

Kimberly A. Henry and Debra Shelton 1344 River Bend Rd

Franklin, NC 28734

Grantors:

Charles C. Brown and Thomas A. Brown 10713 Vincent Drive

Klamath Falls, OR 97603

Grantees:

Kimberly A. Henry and Debra Shelton 1344 River Bend Rd Franklin, NC 28734

BARGAIN AND SALE DEED

Charles C. Brown and Thomas A. Brown, Grantors, convey to Kimberly A. Henry and Debra Shelton, Grantees, their interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Unit 10713 (Vincent Drive), Tract 1365 - FALCON HEIGHTS CONDOMINIUMS STAGE 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

The true and actual consideration for this transfer is \$0.00.

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 85, 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 2 day of Sept , 2020.

STATE OF OREGON)) ss.

County of Klamath

Personally appeared before me this day of , 2020, the above-named Charles C. Brown, Grantor, and acknowledged the foregoing instrument to be his voluntary act. Before me ARCIA PUBLIC

OFFICIAL STAMP
VIVIAN M GARCIA
NOTARY PUBLIC-OREGON
COMMISSION NO. 959611 MY COMMISSION EXPIRES FEBRUARY 21, 2021

Notary Public for Oregon

My Commission expires: _c

STATE OF OREGON

) ss.

)

County of Klamath

_, 2020, the above-named Thomas Personally appeared before me this day of 🚤 A. Brown, Grantor, and acknowledged the foregoing instrument to be his voluntary act. Before



Notary Public for Oregon My Commission expires: