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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODU

2020-012996

Klamath County, Oregon



00267067202000129960010016

10/09/2020 01:37:07 PM

Fee: \$82.00

Returned at Counter

James Lee Gifford

8045 Hwy 66

Klamath Falls, OR 97601

Lee Grantor's Name and Address

James and Anna Gifford

mari

Grantee's Name and Address

After recording, return to (Name and Address):

James and Anna Gifford

8045 Hwy 66, Klamath Falls, OR 97601

Until requested otherwise, send all tax statements to (Name and Address):

Same as above

SPACE RESERVED  
FOR  
RECORDER'S USE

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that

James Lee Gifford

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto James Lee Gifford and Anna mari Gifford, as husband and wifehereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows (legal description of property):EXHIBIT "A"  
LEGAL DESCRIPTION

41230

A portion of the SW1/4 NW1/4 of Section 23, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point marked by an iron pin on the North line of the Klamath Falls-Ashland Highway and distant along said line of Highway 477.9 feet from intersection of said line and the East line of said SW1/4 NW1/4; thence Southwesterly along said line of Highway 100 feet to the Southwest corner of the property herein conveyed; thence North 35 degrees West, 400 feet; thence Northeasterly and parallel to said line of Highway a distance of 100 feet to the Northeast corner of the property herein conveyed; thence South 35 degrees East, 400 feet to the point of beginning.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ Love and Affection. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on October 9th, 2020; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

STATE OF OREGON, County of KlamathThis instrument was acknowledged before me on October 9th, 2020 by James Lee Gifford, Anna mari GiffordThis instrument was acknowledged before me on October 9th 2020OFFICIAL STAMP  
KRISTINA SUE WINDOM  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 962392

MY COMMISSION EXPIRES MAY 14, 2021

MY COMMISSION EXPIRES MAY 14, 2021

OFFICIAL STAMP  
KRISTINA SUE WINDOM  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 962392

KSW

Kristina S Windom  
Notary Public for Oregon

My commission expires

May 14, 2021