

2020-013061

Klamath County, Oregon



00267141202000130610010018

10/12/2020 01:18:22 PM

Fee: \$82.00

Grantor's Name and Address

Bradford J. Aspell and Susan E. Aspell,  
husband and wife, tenants by the entirety  
2309 Linda Vista Drive  
Klamath Falls, OR 97601

Grantee's Name and Address

Victor Knill and Kylie Knill,  
husband and wife, tenants by the entirety  
727 Hillside Avenue  
Klamath Falls, OR 97601

After Recording Return to:

Victor Knill and Kylie Knill,  
husband and wife, tenants by the entirety  
727 Hillside Avenue  
Klamath Falls, OR 97601

Until requested otherwise, send all tax statements to:

Victor Knill and Kylie Knill,  
husband and wife, tenants by the entirety  
727 Hillside Avenue  
Klamath Falls, OR 97601

**BARGAIN AND SALE DEED**

We, Bradford J. Aspell and Susan E. Aspell, husband and wife, tenants by the entirety, do hereby grant, bargain and convey all right, title and interest to Victor Knill and Kylie Knill, husband and wife, tenants by the entirety, our ½ interest in the following described real property situate in Klamath County, Oregon, to wit:

**A parcel of real property located within Lot 6, Loma Linda Heights, City of Klamath Falls, Klamath County, Oregon being a geothermal well site, being a square parcel 3 feet by 3 feet, the centerpoint of which is situate 25 feet northeasterly at right angles from the northeasterly line of Hillside Avenue, and 4.5 feet southeasterly at right angles from a line between Lots 5 and 6 of said Loma Linda Heights together with an easement for the purposes of maintaining pipes to transmit hot water and return cold water to the geothermal well which easement is more fully set forth in Volume M81-Page 8226-8228, Klamath County Deed Records.**

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00. 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. ORS 93.040 (2013 Supplement)

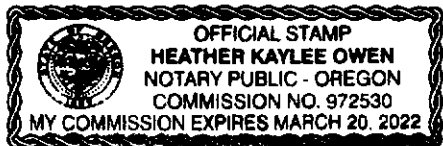
DATED this 2 <sup>January, 2020</sup> day of ~~November, 2016~~.

\_\_\_\_\_  
Bradford J. Aspell

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Susan E. Aspell

STATE OF Oregon     )  
                                      )ss:  
County of Klamath     )

ACKNOWLEDGED BEFORE ME this 2 <sup>January, 2020</sup> day of ~~November, 2016~~ by Bradford J. Aspell and Susan E. Aspell.



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NOTARY PUBLIC FOR OREGON  
My Commission Expires: 3-20-22