



00268784202000145420020023

11/09/2020 09:34:57 AM

Fee: \$87.00

After recording, return to:

Rob Banks
3415 Crest st. #4
Klamath Falls, OR 97603

All tax statements should be sent to:

Rob Banks
3415 Crest st. #4
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

Under ORS 93.860

The Grantor,
Rob Banks as Claiming Successor for the estate of Toni Ann Banks, case # 20PB07705
3415 Crest st. #4
Klamath Falls, OR 97603

Conveys to the grantee,
Rob Banks, sole owner, not married of
3415 Crest st. #4
Klamath Falls, OR 97603

The following described real property:

Parcels 1 and 2 of Land Partition 41-97 being Lot 6, Block 8 of Altamont Acres, situated in the SW ¼ NE ¼ of Section 10, Township 39, Range 9 East, of the Willamette Meridian, Klamath County, Oregon.

And commonly known as: 3615 Bisbee st. Klamath Falls, OR 97603

Parcel ID: R3909-010AC-02101 (R-883258), R3909-010AC-02102 (R-883259)

The true and actual consideration for this conveyance is \$0

Source of Title:

Being the same property conveyed by Warranty Deed from James E. Smith and Dottie S. Smith to Rob Banks and Toni A. Banks, recorded 4/27/2016 in the records of the Klamath County Clerks office. 2016-004249

This conveyance is made subject to easements, restrictions and right of ways appearing of record or enforceable in law and equity, and general property taxes for the year 2020 and thereafter.

Returned at Counter

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 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.

In witness whereof, the grantor has signed and sealed these presents
this 9 day of November, 2020

RIBL
Signature

Rob Banks
Print Name

As claiming Successor
Capacity

State Of Oregon

County of Klamath

On this 9th day of November, 2020, before me, Notary Public in and for said state, personally appeared Rob Banks As Claiming Successor

Identified to be the person whose name is subscribed to the within instrument, and who acknowledged to me _____ freely executed the same.

Signature: Lisa M. Kessler
Print Name: Lisa M. Kessler
Title: Notary
My Commission Expires: December 19, 2022

