

BE

NO PART OF ANY STEVENS-NESS FORM MAY BE REPP

2020-015593

Klamath County, Oregon



00269944202000155930010013

Fee: \$82.00

12/01/2020 10:16:25 AM

at _____ o'clock _____ M., and recorded in
book/reel/volume No. _____ on page _____
and/or as fee/file/instrument/microfilm/reception
No. _____, Records of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy.

SPACE RESERVED
FOR
RECORDER'S USE

Returned at Counter

JOHN H. GILLEN
74081 GREGG LOOP
CHICOQUIN OR 97624
Grantor's Name and Address

JAMES D METCALFE MARCELLA METCALFE
560 NE F STREET SUITE A PMB 149
GRANTS PASS OR 97526
Grantee's Name and Address

After recording, return to (Name, Address, Zip):
JAMES D. METCALFE
560 NE F STREET SUITE A PMB 149
GRANTS PASS OR 97526

Until requested otherwise, send all tax statements to (Name, Address, Zip):
JAMES D METCALFE
560 NE F ST SUITE A PMB 149
GRANTS PASS OR 97526

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that JOHN H. GILLEN

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
JAMES D METCALFE & MARCELLA J METCALFE *
hereinafter 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, to-wit:

LOT 15 IN BLOCK 5 OF TRACT 1039, YONNA WOODS,
UNIT 2, ACCORDING TO THE OFFICIAL PLAT MAP
THEREOF ON FILE IN THE OFFICE OF THE COUNTY
CLERK OF KLAMATH COUNTY OREGON.

*TENANTS BY THE ENTIRETY

(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 \$ 15,000. ^① 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. ^① (The sentence between the symbols ^①, if not applicable, should be deleted. See ORS 93.030.)

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.

IN WITNESS WHEREOF, the grantor has executed this instrument on 12-1-2020; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

JOHN H. GILLEN

STATE OF OREGON, County of Klamath ss.
This instrument was acknowledged before me on December 1, 2020
by John H. Gillen

This instrument was acknowledged before me on _____
by _____
as _____
of _____



Samantha Gardner
Notary Public for Oregon
My commission expires Oct 20, 2023