

2020-015667

Klamath County, Oregon

12/01/2020 03:35:01 PM

Fee: \$87.00

NW  
WFG Title 20-315813

<b>Grantor</b>
Kevin R. Geraci
<b>Grantee</b>
John A. Geraci and Linda J. Geraci
<b>After recording return to</b>
John A. Geraci and Linda J. Geraci 801 Quail Point Drive Klamath Falls, OR 97601
<b>Until requested, all tax statements shall be sent to</b>
John A. Geraci and Linda J. Geraci 801 Quail Point Drive Klamath Falls, OR 97601 Tax Acct No(s):

Reserved for Recorder's Use

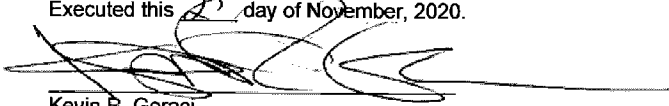
**STATUTORY BARGAIN AND SALE DEED**

Kevin R. Geraci and John A. Geraci, Grantor, conveys to John A. Geraci and Linda J. Geraci, as tenants by the entirety, Grantee, the real property described in the attached Exhibit A.

The true consideration for this conveyance is **\$0.00**. (Here comply with requirements of ORS 93.030)

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.

Executed this 25<sup>th</sup> day of November, 2020.

  
Kevin R. Geraci

  
John A. Geraci


STATE OF OR  
COUNTY OF Klamath

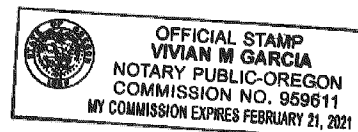
This instrument was acknowledged before me this 25<sup>th</sup> day of November, 2020 by Kevin R. Geraci.

  
Notary Public for OR  
My Commission Expires: 2-21-21



This instrument was acknowledged before me this 25<sup>th</sup> day of November, 2020 by John A. Geraci.

  
Notary Public for OR  
My Commission Expires: 2-21-21



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 17, TRACT 1432-QUAIL POINT ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.