

Returned at Counter

2020-016188  
Klamath County, Oregon

RETURN TO:  
Brandsness, Brandsness & Rudd, P.C.  
411 Pine Street  
Klamath Falls, OR 97601

MAIL TAX STATEMENTS:  
Gloria R. Sullivan  
5530 North Hills Drive  
Klamath Falls, OR 97603



12/11/2020 01:43:55 PM

Fee: \$82.00

Grantor  
Gloria R. Sullivan  
5530 North Hills Drive  
Klamath Falls, OR 97603

Grantees  
Gloria R. Sullivan  
James G. McClure, II  
5530 North Hills Drive  
Klamath Falls, OR 97603

-BARGAIN AND SALE DEED-

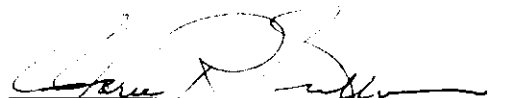
Gloria R. Sullivan, Grantor, conveys to Gloria R. Sullivan and James G. McClure, II, not as tenants in common, but with rights of survivorship, Grantees, the following described real property situated in the County of Klamath, State of Oregon, free of encumbrances except as specifically set forth herein:

Lot 20, Block 12, ELDORADO ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon

The true and actual consideration for this transfer is \$0.00 (Estate Planning).

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.

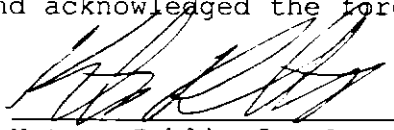
DATED this 3rd day of December, 2020.

  
Gloria R. Sullivan

STATE OF OREGON            )  
                                      ) ss.  
County of Klamath         )

Personally appeared before me this 3rd day of December, 2020, the above-named Gloria R. Sullivan and acknowledged the foregoing instrument to be her voluntary act.



  
Notary Public for Oregon  
My Commission expires: 5/3/24