

**2020-016767**

**Klamath County, Oregon**



00271206202000167670020028

12/23/2020 09:56:10 AM

Fee: \$87.00

After recording return to:

Melvin D. Ferguson  
Attorney at Law  
514 Walnut Ave.  
Klamath Falls, Oregon 97601

Send tax statements to:

Maywood South LLC  
2960 Maywood Drive, Unit10  
Klamath Falls, Oregon 97601

### **BARGAIN AND SALE DEED**

**Maywood Properties, LLC, an Oregon limited liability company, Grantor, conveys to Maywood South LLC, an Oregon limited liability company, Grantee, the following described real property:**

**Lots 1 and 2, Block 2, TRACT No. 1249, Re-subdivision of Lot 4, Block 1 Washburn Park, Tract 1080, according to the official plat thereof on file of the County Clerk, Klamath County, Oregon.**

Property ID: 863818 and 863827

Tax lot number: 3909- 009AA-1200 and 3909-009AA-01300

The true consideration for this conveyance is (valuable consideration).

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.

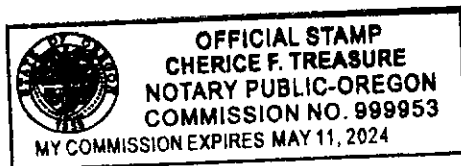
Dated this 22<sup>nd</sup> day of December, 2020.

Maywood Properties, LLC, an Oregon limited  
liability company

By: Robert A. Stewart  
Robert A. Stewart, Operating Manager/Member

STATE OF OREGON            )  
  ) ss.  
County of Klamath         )

Personally appeared the above-named **Robert A. Stewart, Operating  
Manager/Member of Maywood Properties, LLC, an Oregon limited liability company** and  
acknowledged the foregoing instrument to be his voluntary act. Before me this 22<sup>nd</sup> day of  
December, 2020.



Cherice F. Treasure  
Notary Public for Oregon  
My commission expires: 5-11-2024