

2021-000541

Klamath County, Oregon

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.
620 Main Street
Klamath Falls OR 97601



00272216202100005410010013

01/12/2021 01:11:58 PM

Fee: \$82.00

GRANTOR'S NAME AND ADDRESS:

Claudia Buchanan
1705 Royal Cove Ct.
Virginia Beach, VA 23454

GRANTEE'S NAME AND ADDRESS:

Douglas Buchanan and Claudia Buchanan
1705 Royal Cove Ct.
Virginia Beach, VA 23454

SEND TAX STATEMENTS TO:

Douglas Buchanan and Claudia Buchanan
1705 Royal Cove Ct.
Virginia Beach, VA 23454

BARGAIN AND SALE DEED

Claudia Buchanan hereinafter referred to as grantor, conveys to Douglas Buchanan and Claudia Buchanan, as tenants by the entirety, hereinafter referred to as grantee, the following described real property situated in the County of Klamath Falls, State of Oregon, to-wit:

An undivided 1/2 interest in:

The E1/2SE1/4SE1/4 of Section 4, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

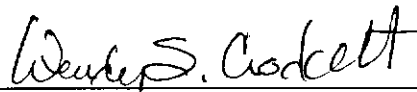
IN WITNESS WHEREOF, the grantor has executed this instrument this 5th day of January, 2021.

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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.


Claudia Buchanan

STATE OF VIRGINIA; City of Virginia Beach) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 5th day of January, 2021, by Claudia Buchanan.


NOTARY PUBLIC FOR VIRGINIA
My Commission expires: April 30, 2022

