



THIS SPACE RESERVED FOR

2021-000706

Klamath County, Oregon

01/15/2021 01:18:01 PM

Fee: \$92.00

Andrew M. Molatore

Darcy L. Molatore

Grantor's Name and Address

Darcy L. Molatore

7961 Kings Way

Klamath Falls, OR 97603

Grantee's Name and Address

After recording return to:

Darcy L. Molatore

7961 Kings Way

Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:

Darcy L. Molatore

7961 Kings Way

Klamath Falls, OR 97603

File No. 425360AM

### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

**Andrew M. Molatore and Darcy L. Molatore, Husband and Wife, as Joint Tenants with Rights of Survivorship,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

**Darcy L. Molatore,**

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 the County of **Klamath**, State of Oregon, described as follows, to wit:

**See Attached Exhibit 'A'**

The true and actual consideration paid for this transfer, stated in terms of dollars, is Vesting Change.

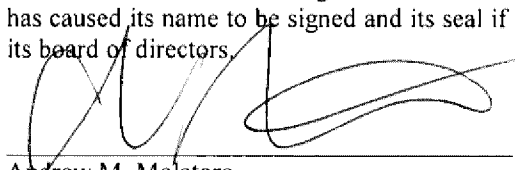
However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

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.

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.

In Witness Whereof, the grantor has executed this instrument this 11<sup>th</sup> day of January, 2021; if a corporate grantor, 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.

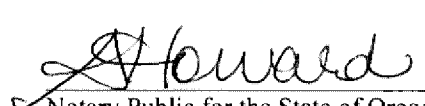
  
Andrew M. Molatore

  
Darcy L. Molatore

State of Oregon } ss  
County of Klamath }

On this 11<sup>th</sup> day of January, 2021, before me, Stacy Howard a Notary Public in and for said state, personally appeared Andrew M. Molatore and Darcy L. Molatore, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

  
Notary Public for the State of Oregon

Residing at: Klamath County

Commission Expires: 10-1-2023

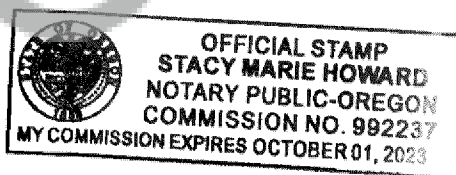


EXHIBIT 'A'

File No. 425360AM

A tract of land situated in the NW ¼ of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Section 18, thence South 00° 01' 10" West 2132.47 feet; thence South 89° 51' 42" East 1765.28 feet to the True Point of Beginning of this description; thence North 00° 00' 22" East 372.81 (372.55 by Deed) feet; thence South 89° 55' 23" East 269.62 feet; thence South 00° 00' 23" West 373.10 feet; thence North 89° 51' 42" West 269.62 feet to the true point of beginning, with bearings based on recorded Survey No. 2026, as recorded in the Klamath County surveyor's office. SAVING AND EXCEPTING the Easterly 27.15 feet thereof.