

2021-000748

Klamath County, Oregon

01/19/2021 09:09:01 AM

Fee: \$87.00

Prepared By:

Jessica Molligan, Esq.
P.O. Box 16893
Portland, OR 97292
OR Bar ID: 001823

**Until a Change is Requested,
Mail Tax Statements To:**

Eric & Patricia VanCurler
2009 Terrace Avenue
Klamath Falls, OR 97601

Return To:

Amrock
662 Woodward Avenue
Detroit, MI 48226

Order Number:

67615032

5945314

STATUTORY BARGAIN AND SALE DEED

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ERIC VANCURLER and PATRICIA VANCURLER, husband and wife, Grantors, convey to **ERIC VANCURLER and PATRICIA VANCURLER**, as **TRUSTEES of the VANCURLER FAMILY LIVING TRUST, DATED NOVEMBER 6, 2012**, Grantees, the following-described real property located in Klamath County, Oregon:

LOTS 7, 8, 9, 10, 11, AND 12 IN BLOCK 3 OF MOUNTAIN VIEW ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

Commonly known as: 2009 Terrace Avenue, Klamath Falls, OR 97601

Parcel ID: 174019

The true and actual consideration for this conveyance is: Zero Dollars (\$0.00).

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.

Attached to and becoming a part of Deed between ERIC VANCURLER and PATRICIA VANCURLER, husband and wife, as Grantor(s), and ERIC VANCURLER and PATRICIA VANCURLER, as TRUSTEES of the VANCURLER FAMILY LIVING TRUST, DATED NOVEMBER 6, 2012, as Grantee(s).

Dated this 22 of July, 20 20.



Eric Vancurler
ERIC VANCURLER
Patricia Vancurler
PATRICIA VANCURLER

State of Oregon)
County of Klamath) ss.

On the 22 day of July, 20 20, personally appeared before me the above-named ERIC VANCURLER and PATRICIA VANCURLER, who declared the foregoing instrument to be their voluntary act and deed.

Mark W
Notary Public - State of Oregon