

2021-001763

Klamath County, Oregon

02/05/2021 01:15:01 PM

Fee: \$87.00

SEND TAX STATEMENTS TO:

April R. Phillips
1818 Luba St.
Grants Pass, Or. 97527

AFTER RECORDING RETURN TO:

Ben Freudenberg, Attorney at Law
Davis, Freudenberg, Day & Driver
600 N.W. Fifth Street
Grants Pass OR 97526

BARGAIN AND SALE DEED

KNOW ALL PERSONS BY THESE PRESENTS, that Robert Eugene Phillips, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell, and convey unto April R. Phillips, Grantee herein, all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 24 in Block 53 of Klamath Falls Forest Estates, Highway 66 Unit, Plat No. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars is none. However, the actual consideration consists of other good and valuable consideration which is the whole thereof and is love and affection.

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

Grantor has executed this instrument on February 5, 2021.

Robert Eugene Phillips

Robert Eugene Phillips

STATE OF OREGON)

) ss.

County of Josephine)

THIS INSTRUMENT was acknowledged before me on February 5, 2021, by Robert Eugene Phillips, Grantor herein.

Kristine Suzanne Daft

NOTARY PUBLIC FOR OREGON

My Commission Expires: 6-19-22

