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RECORDING REQUESTED BY:



744 NE 7th Street
Grants Pass, OR 97526

GRANTOR'S NAME:

Melvin Ray Haas

GRANTEE'S NAME:

Brandon J. Hawkins

AFTER RECORDING RETURN TO:

Brandon J. Hawkins, an estate in fee simple
4812 Denver Avenue
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

Brandon J. Hawkins
4812 Denver Avenue
Klamath Falls, OR 97603

552057 and 3909-011BD-05000
4812 Denver Avenue, Klamath Falls, OR 97603

2021-002768

Klamath County, Oregon

02/24/2021 01:40:01 PM

Fee: \$82.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

BARGAIN AND SALE DEED - STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Melvin Ray Haas and Brandon J. Hawkins, Grantor, conveys to Brandon J. Hawkins, an estate in fee simple, Grantee, the following described real property, situated in the County of Klamath, State of Oregon,

Lot 4, Block 2, CASCADE PARK, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true consideration for this conveyance No Dollars And No/100 Dollars (\$0.00). (See ORS 93.030).

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 undersigned have executed this document on the date(s) set forth below.

Dated: 02/20, 2021

Melvin Ray Haas
Melvin Ray Haas

Brandon J. Hawkins
Brandon J. Hawkins

State of Oregon
County of Klamath

This instrument was acknowledged before me on 02/20, 2021 by Melvin Ray Haas and Brandon J. Hawkins.

Heidi C James
Notary Public - State of Oregon

My Commission Expires: 12-07-2024

