

2021-003105

Klamath County, Oregon

ALL TAX STATEMENTS SHALL BE SENT TO:

James D. Bell and Clifford M. Bell
PO Box 371
Winston, OR 97496



00275051202100031050020022

03/02/2021 11:17:48 AM

Fee: \$87.00

AFTER RECORDING RETURN TO:

James D. Bell and Clifford M. Bell
PO Box 371
Winston, OR 97496

CONSIDERATION: \$0

GRANTOR:

Doyle S. Bell and James D. Bell

GRANTEE:

James D. Bell and Clifford M. Bell, not as Tenants in Common,
but with Right of Survivorship

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That, **Doyle S. Bell and James D. Bell**, hereinafter the Grantors, convey to **James D. Bell and Clifford M. Bell, not as Tenants in Common, but with Right of Survivorship**, hereinafter called the Grantees, the following real property located in Klamath County, Oregon, more particularly described as:

Lot 4 in Block 68 of FIFTH ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

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.

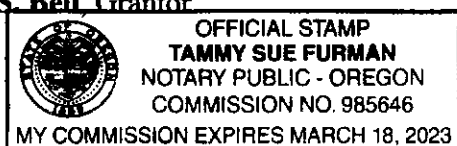
The true consideration for this conveyance is \$0.

IN WITNESS WHEREOF, Grantor has executed this instrument this 1st day of February, 2021.

Doyle S. Bell, Grantor

STATE OF OREGON)
) ss.
County of Douglas)

This instrument was acknowledged before me this 1st day of February, 2021,
by Doyle S. Bell, Grantor.



Notary Public for Oregon

IN WITNESS WHEREOF, Grantor has executed this instrument this 1st day of February, 2021.

James D. Bell
James D. Bell, Grantor

STATE OF OREGON)
County of Douglas) ss.

This instrument was acknowledged before me this 1st day of February 2021,
by James D. Bell, Grantor.

Tammy S. Furman
Notary Public for Oregon

