

2021-003628

Klamath County, Oregon



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03/10/2021 02:56:12 PM

Fee: \$87.00

Grantor's Name and Address
Gene J. Cunial
David A. Cunial
1142 Crescent Klamath Falls
OR 97601

Grantee's Name and Address
Same As Above

After recording, return to (Name and Address):
Same As Above

Until requested otherwise, send all tax statements to (Name and Address):
Same As Above

SPACE RESERVED
 FOR
 RECORDER'S USE

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that

Gene J. Cunial
 hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
Gene J. Cunial And David A. Cunial - with rights of survivorship
 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 Klamath County, State of Oregon, described as follows (legal description of property):

See exhibit - A

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on _____; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on March 10, 2021, by Gene Cunial

This instrument was acknowledged before me on _____,

by _____

as _____

of _____



Lisa M. Kessler
 Notary Public for Oregon
 My commission expires December 19, 2022

PARCEL - 1 Deed #371582 (Crescent)

Lot 11 and the Easterly ½ of Lot 12, Block 12, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, IN THE County of Klamath, State of Oregon.

Subject to: 1. Regulations of the City of Klamath Falls.

 2. Agreement for easement, between Warren C. Bennett and Frances R. Bennett, husband and wife and Frances E. Franklin, dated April 5, 1955, recorded April 22, 1955 in Book 273 at page 610, Deed Records, and between Warren C. Bennett and Frances R. Bennett, husband and wife and Fred M. Brenne, dated April 2, 1974, recorded April 2, 1974 in Book M-74 at page 4004, Microfilm Records, for driveway over Northeasterly 6 feet of Lot 11 and Southwesterly 6 feet of Lot 10.

PARCEL - 2 Deed #614963 (Reclamation)

Lot 729, Block 129, Mills Addition to the City of Klamath Falls, Oregon, according to the official plat of said Addition on file in Klamath County Oregon.

Subject to reservations, restrictions, easements and rights of way of record and those apparent upon the land.

PARCEL - 3 Deed #578688 (Homedale)

A tract of land situated in Lot 2A of Homedale, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Easterly line of said Lot 2A which is North 00°20'00" East a distance of 310.62 feet from the Southeast corner of said Lot 2A, thence continuing North 00°20'00" East along said East line a distance of 88.50 feet, more or less, to the Southeast corner of a parcel of land described in Vol. M-71, page 10514, Deed Records of Klamath County, Oregon; thence North 89°40'00" West along the Southerly boundary of said parcel a distance of 164.62 feet to the Southwest corner thereof, thence South 00°56'31" West along the Easterly line of parcel of land described in Deed Vol. 349, page 264, Records of Klamath County, Oregon, a distance of 41.65 feet, more or less to the Southwest corner of said parcel; thence South 43°31'08" East along the Northeasterly boundary of parcels described in Deed Vol. M-70 page 1814 and Vol. M-71, page 8278 a distance of 64.98 feet, more or less, to the most Northwesterly corner of parcel described in Deed Vol. M-71, page 10637, thence South 89°40'00" East along the Northerly line of said last mentioned parcel a distance of 120.04 feet, more or less, to this point of beginning.