

RECORDING REQUESTED BY:



650 NE Holladay Street, Ste 850  
Portland, OR 97232

2021-004138

Klamath County, Oregon

03/19/2021 12:06:00 PM

Fee: \$87.00

**AFTER RECORDING RETURN TO:**

Jeff G Tidwell, Jr. and Elizabeth L Tidwell  
700 Buena Vista Street  
Klamath Falls, OR 97601

**SEND TAX STATEMENTS TO:**

Jeff G Tidwell, Jr. and Elizabeth L Tidwell  
700 Buena Vista Street  
Klamath Falls, OR 97601

700 Buena Vista Street, Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

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

Jeff G Tidwell, Jr. and Elizabeth L Tidwell, as tenants by the entirety, Grantor, conveys to Jeff Glenn Tidwell, Jr. and Elizabeth Lin Tidwell, as tenants by the entirety, Grantee, the following described real property, situated in the County of Klamath, State of Oregon,

Lot 1 in Block 13, BUENA VISTA ADDITION to the City of Klamath Falls, 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.**

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CHICAGO TITLE

Amer'title 4/17/2021 AM

# BARGAIN AND SALE DEED - STATUTORY FORM

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 3/15/21

Jeff G Tidwell, Jr.  
Jeff G Tidwell, Jr.

E. Tidwell  
Elizabeth L Tidwell

State of OREGON

County of Klamath

This instrument was acknowledged before me on 3/15/2021 by Elizabeth L Tidwell and Jeff G Tidwell, Jr. , *personally appeared*

[Signature]  
Notary Public - State of Oregon

My Commission Expires: 8/8/22

