

Returned at Counter

2021-005262
Klamath County, Oregon



00277473202100052620010018
04/07/2021 02:30:10 PM Fee: \$82.00

After recording, return to: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601
Send tax statements to: Richard E. Walker, Jr. and Mary L. Walker 6633 Natalia Ct Las Vegas, NV 89130

Grantors:
Richard E. Walker, Jr. and Mary L. Walker
6633 Natalia Ct
Las Vegas, NV 89130

Grantees:
Richard E. Walker, Jr. and Mary L. Walker
6633 Natalia Ct
Las Vegas, NV 89130

Richard T. Walker and Shaila B. Walker
5705 Casa Way
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

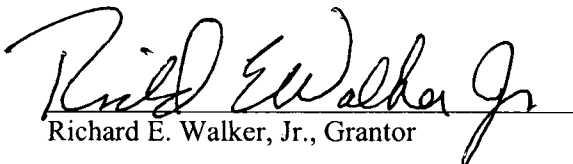
Richard E. Walker, Jr., and Mary L. Walker, as tenants by the entirety, Grantors, convey to Richard E. Walker, Jr. and Mary L. Walker, as tenants by the entirety, as to an undivided 50% interest, and Richard T. Walker and Shaila B. Walker, as tenants by the entirety, as to an undivided 50% interest, not as tenants in common but with full rights of survivorship, Grantees, their interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:


Lot 4 Block 1, CASA MANANA, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this transfer is to change vesting.

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.

DATED this 29 day of MARCH, 2021.



Richard E. Walker, Jr., Grantor


Mary L. Walker, Grantor

STATE OF NEVADA)
) ss.
County of Clark)

Personally appeared before me this 29 day of MARCH, 2021, the above-named Richard E. Walker, Jr. and Mary L. Walker, Grantors, and acknowledged the foregoing instrument to be their voluntary act.




Notary Public for Nevada
My Commission expires: 04/24/2022