

2021-006840

Klamath County, Oregon

05/03/2021 09:01:00 AM

Fee: \$92.00

NAME OF THE TRANSACTION:

Bargain and Sale Deed

TRUE AND ACTUAL CONSIDERATION:

Zero Dollars.

This conveyance is given as a gift by

Grantor to Grantee.

TAX STATEMENTS:

Otto Ribanszky, Jr.

530 Blue Moon Drive

Central Point, OR 97502

AFTER RECORDING, RETURN TO

Tim Jackle

Foster Denman, LLP

PO Box 1667

Medford, OR 97501

BARGAIN AND SALE DEED

KIRSTEN RIBANSZKY, SR., Grantor, conveys to **OTTO RIBANSZKY, JR.**, Grantee, the real property located in Klamath County, Oregon, more particularly described on Exhibit "A" (the "Property") attached hereto and made a part hereof.

The true and actual consideration for this conveyance is Zero Dollars. This conveyance is given as a gift by Grantor to Grantee.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 30th day of April, 2021.

Kirsten Ribanszky Sr
KIRSTEN RIBANSZKY, SR.

STATE OF OREGON)
) ss.
County of Jackson)

On this 30th day of April, 2021, personally appeared the above-named KIRSTEN RIBANSZKY, SR., and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Patricia E. Hill
Notary Public for Oregon



EXHIBIT "A"

Real property and improvements commonly known as 37958 Plehn Pines Drive, Chiloquin, Klamath County, Oregon, and more particularly known as:

Lots 1 and 2, Block 3, TRACT 1053 – OREGON SHORES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Lot 1: Tax Account: 226847 Map: 3507-006BD-04000 Code: 118-226847

Lot 2: Tax Account: 226838 Map: 3507-006BD-03900 Code: 118-226838