

2021-008239

Klamath County, Oregon



00280753202100082390030032

THIS SPACE PROVIDED FOR RECORDER'S USE ON

05/24/2021 01:50:18 PM

Fee: \$92.00

WHEN RECORDED RETURN TO:

Matthew I Curo
1515 N. Eldorado Ave.
Klamath, Oregon 97601

MAIL TAX STATEMENTS TO:

Sonia Curo
1515 N. Eldorado Ave.
Klamath Falls, Oregon 97601

BARGAIN AND SALE DEED WITHOUT COVENANTS

THE GRANTOR(S),

- Sonia E. Curo, a single person,

for and in consideration of: One Dollar (\$1.00) and other good and valuable consideration grants and releases without covenants to the GRANTEE(S):

- Matthew I. Curo and Sonia E. Curo, *1515 N. Eldorado Ave., Klamath, Klamath County, Oregon, 97601, **with rights of survivorship*

the following described real estate, situated in Klamath, in the County of Falls, State of Oregon:

(legal description): All of lot 16 and the Southeasterly one half of lot 15 in block 8 of HILLSIDE ADDITION to the city of Klamath Falls

Grantor grants without covenants to Grantee, all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall

Returned at Counter

have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

EXCEPTING AND RESERVING unto Grantor(s) a life estate interest in the above described real estate on the terms listed below.

TERMS OF LIFE ESTATE

Grantor shall have full power to use and dispose of the entire distributable income from said real property and shall be responsible for payment of real estate taxes thereon. The life tenant shall have the right to execute leases, geophysical exploration agreements, and perpetual easements and grants of right of way shall be binding upon the remainder estate. The life tenant shall receive all royalties, rents, leases, geophysical exploration, easement, and right of way payments paid on account of the land during his lifetime. Grantor may commit waste on the premises if he desires to do so.

Tax Parcel Number: 186765

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. 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.

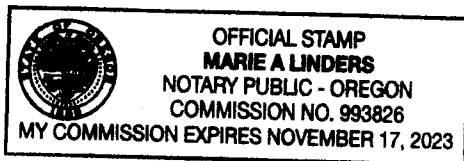
Grantor Signatures:

DATED: 5/24/21

[Signature]
Sonia E. Curo
1515 N. Eldorado Ave.
Klamath, Oregon, 97601

STATE OF OREGON, COUNTY OF KLAMATH, ss:

This instrument was acknowledged before me on this 24th day of May,
2021 by Sonia E. Curo.



[Signature]
Notary Public
Signature of person taking acknowledgment

Marie A Linders - Notary
Title (and Rank)

My commission expires Nov. 17th 2023