

2021-008977

Klamath County, Oregon



00281592202100089770020023

06/07/2021 02:26:02 PM

Fee: \$87.00

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.  
620 Main Street  
Klamath Falls OR 97601

SEND TAX STATEMENTS TO:

Harmon Family Living Trust  
1911 Johnson Ave.  
Klamath Falls, OR 97601

**BARGAIN AND SALE DEED**

DAVID G HARMON AND BELLE M HARMON, Grantors, convey to DAVID G HARMON AND BELLE M HARMON, CO-TRUSTEE'S OF THE HARMON FAMILY LIVING TRUST, Grantee, the following described real property:

Lots 5 and 6 in Block 39 of HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof filed in the office of the County Clerk of Klamath County, Oregon.

**Parcel 1:**

That certain real property civilly described as 1911 Johnson Ave., Klamath Falls, Oregon 97601, more particularly described as follows, to-wit:

Lots 3, 4 and 5, Block 36, HILLSIDE ADDITION to the City of Klamath Falls, Oregon, according to the Official Plat on file in the Office of the County Clerk, Klamath County, Oregon, excepting:

Beginning at the Southeasterly corner of Lot 5, Block 36, HILLSIDE ADDITION to the City of Klamath Falls; thence Westerly along the Southerly line of Lot 5, 40.60 feet to a line 60 feet distant Westerly and parallel to the Westerly Right of Way line of the Southern Pacific Railroad; thence Northwesterly along said line 56.02 feet to the line common to Lots 4 and 5; thence Easterly along the Northerly line of Lot 5, 65.86 feet to the Northeast corner of Lot 5; thence Southerly along the Easterly line of said Lot 5, 50 feet to the point of beginning.

ALSO: Beginning at the Northeast corner of Lot 4, Block 36, HILLSIDE ADDITION to the City of Klamath Falls; thence Southeasterly along the Northeasterly line of Lot 4, 53.0 feet; thence Southerly 2.70 feet to the Southeasterly corner of Lot 4; thence Westerly along the line common to Lots 4 and 5, 65.86 feet to a line 60 feet distant Westerly and parallel to the Westerly Right of Way line of the Southern Pacific Railroad; thence Northwesterly along said line, 56.02 feet to the line common to Lots 3 and 4; thence Easterly along the Northerly line of Lot 4, 67.22 feet to the point of beginning.

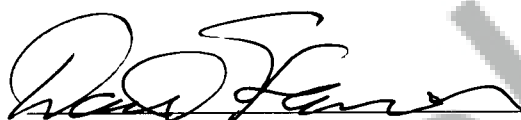
ALSO: Beginning at the Southeasterly corner of Lot 3, Block 36, HILLSIDE ADDITION to the City of Klamath Falls; thence Westerly along the Southerly line of Lot 3 which is the line common to Lots 3 and 4, 67.22 feet to a line 60 feet distant Westerly and parallel to the Westerly and parallel to the Westerly Right of Way line of the Southern Pacific Railroad; thence Northwesterly along said line 56.02 feet to the line common to Lots 2 and 3; thence Easterly along the Northerly line of Lot 3, 67.22 feet to the Northeast corner of Lot 3; thence Southeasterly along the Northeasterly line of Lot 3, 56.0 feet to the point of beginning.

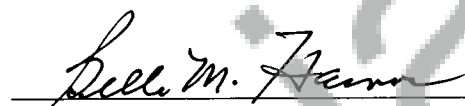
The true consideration paid for this transfer is estate planning, and stated in terms of dollars, is \$0.00 and other valuable consideration.

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 3 day of June, 2021.

  
David G Harmon

  
Belle M Harmon

STATE OF OREGON; County of Klamath) ss.

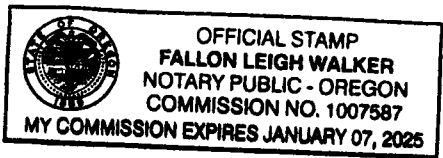
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 3 day of June, 2021, by David G Harmon.

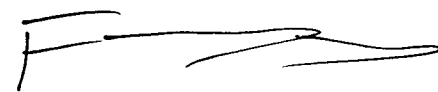


  
NOTARY PUBLIC FOR OREGON  
My Commission expires: January 07, 2025

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 3 day of June, 2021, by Belle M Harmon.



  
NOTARY PUBLIC FOR OREGON  
My Commission expires: January 07, 2025