



THIS SPACE RESERVED FOR

2021-009151
Klamath County, Oregon
06/09/2021 01:35:01 PM
Fee: \$87.00

Michael James Shaw
2033 Madison St.
Klamath Falls, OR 97603
Grantor's Name and Address

Michael J. Shaw
2033 Madison St.
Klamath Falls, OR 97603
Grantee's Name and Address

After recording return to:
Michael J. Shaw
2033 Madison St.
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:
Michael J. Shaw
2033 Madison St.
Klamath Falls, OR 97603

File No. 461251AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Michael James Shaw who acquired title as Michael J. McCutcheon,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Michael J. Shaw,

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, described as follows, to wit:

Beginning at a point 1006 feet North of an iron pin driven into the ground at the corner of the Otis V. Saylor land near the Southwest corner of the NW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which pin is 30 feet East of the center of a road intersecting the Dalles-California Highway (sometimes called the Klamath Falls-Lakeview Highway) from the North and 30 feet North of the center of said Highway; thence East 220 feet; thence North 116 feet; thence West 220 feet; and thence South 116 feet to the place of beginning.

The true consideration for this conveyance is To convey title.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.
In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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.

In Witness Whereof, the grantor has executed this instrument this 4 day of June, 2021; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Michael James Shaw
Michael James Shaw

State of Oregon } ss
County of Klamath }

On this 4 day of June, 2021, before me, Melissa Cook a Notary Public in and for said state, personally appeared Michael J. Shaw, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written. *Michael James Shaw

M Cook
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 3/15/22

