

2021-010074

Klamath County, Oregon



00282848202100100740010018

06/29/2021 08:41:19 AM

Fee: \$82.00

Until a change is requested, all tax statements shall be sent to:

James Palazzolo
11425 Harpold Road
Klamath Falls, Oregon 97604

After recording return to:

James Palazzolo
11425 Harpold Road
Klamath Falls, Oregon 97604

STATUTORY BARGAIN AND SALE DEED

LOP *LOP* *with the correct title as of Record*
Louis Palazzolo and Patricia Palazzolo, Grantors, convey to **James Palazzolo**, Grantee, the following *Name*
described real property, subject to encumbrances of record as of the date hereof: *off the record*

Lot 1 and North half of Lot 2 in section 7, township 40 South, range 12 East, Willamette Meridian,
Klamath County, Oregon.

SUBJECT TO: Reservations and restrictions contained in patent from the United State of America to Lloyd D. Cogley and Suzanne M. Cogley, dated July 24, 1969, recorded August 4, 1969 Vol. M69, page 6730, Microfilm records of Klamath County, Oregon, as follows: "... 1. A right of way thereon for ditches or canals constructed by the authority of the United States Act of August 30, 1890, 26 Stat. 391; 43 U.S.C. 945; and 2. All the oil and gas in the land so patent, and to it, or persons authorized by it, the right to prospect for, mine and remove such deposits from the same upon compliance with the conditions and subject to the provisions and limitations of the Act of July 7, 1914, 38 Stat. 509, as supplemented; 30 U.S.C. 121-124."

ALSO SUBJECT TO: Reserving a right-of-way or easement for a roadway over and across a strip of land 30' in width on the westerly boundary of said property lying parallel with and immediately adjacent to the easterly boundary of Lot 17 in Section 1, Township 40 South, Range 11 East, Willamette Meridian, extending from the easterly boundary of the right-of-way of the Bonanza-Malin Highway to the easterly boundary line of said Section 1 a distance of 1696 feet together with the right and privilege of constructing, reconstruction, maintaining and operating a roadway over and across said land with the right of ingress to and egress therefrom.

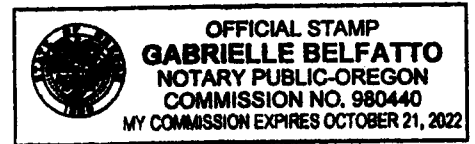
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

The true and actual consideration for this conveyance is, stated in terms of dollars: None (\$0.00). This transfer is made for estate planning purposes.

(Signatures and notarizations on following page)

DECEMBER 21
DATED: ~~February~~ 21, 2019

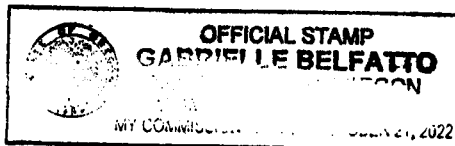
GRANTOR:



Louis Palazzolo
Louis Palazzolo

STATE OF OREGON)
County of Lane)

The foregoing instrument was acknowledged before me this 21st day of DECEMBER, 2019, by Louis Palazzolo.



Gabrielle Belfatto
Notary Public for Oregon
My commission expires: 10/21/2022

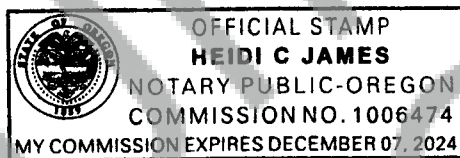
DATED: _____, 2019

GRANTOR:

Patricia Palazzolo
Patricia Palazzolo

STATE OF OREGON)
County of Klamath) ss.

The foregoing instrument was acknowledged before me this 19th day of JUNE, 2021, by Patricia Palazzolo.



Heidi C James
Notary Public for Oregon
My commission expires: 12/07/2024