

2021-013282

Klamath County, Oregon

08/30/2021 01:16:01 PM

Fee: \$92.00

After Recording, Return to:
Mortgage Information Services, Inc.
Attn: Recording Dept.
4877 Galaxy Parkway, Suite I
Cleveland, OH 44128

Until a change is requested,
all tax statements should be
sent to the following address:
Leonard S. Dickson
1833 Fremont St.
Klamath Falls, OR 97601

MIS# 1872079 **BARGAIN AND SALE DEED**

Leonard S. Dickson, who acquired title as L. Scott Dickson, and Betty J. Dickson, who acquired title as Betty Jo Dickson, husband and wife, Grantor, of 1833 Fremont St., Klamath Falls, OR 97601, conveys, releases and quitclaims to Leonard S. Dickson and Betty J. Dickson, husband and wife, Grantee, of 1833 Fremont St., Klamath Falls, OR 97601, all right, title, and interest in the following described real property: SEE EXHIBIT "A" ATTACHED HERETO

Commonly known as: 1833 Fremont St., Klamath Falls, OR 97601

Tax Account No.: 215430

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 consideration for this conveyance is \$ 0.00. Other value was the whole consideration.

DEED IS RECORDED TO CORRECT GRANTEE'S NAMES ON TITLE FOR NO CONSIDERATION

Dated this 17 day of August, 2021.

Leonard S. Dickson

Leonard S. Dickson

Betty J. Dickson

Betty J. Dickson

STATE OF OREGON)

SS:

COUNTY OF COUNTY)

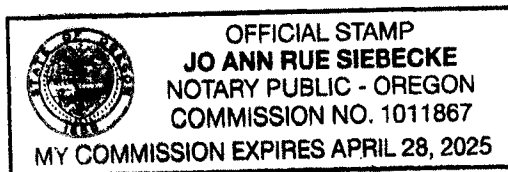
This Instrument was acknowledged before me on this 17th day of August, 2021 by Leonard S. Dickson and Betty J. Dickson.

Jo Ann R. Siebecke

NOTARY PUBLIC

My Commission Expires:

4/28/25



Commitment No 1872079

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF KLAMATH, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:

LOT 20 IN BLOCK 31, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Parcel ID: 215430

Commonly known as 1833 FREMONT Street, Klamath Falls, OR 97601
However, by showing this address no additional coverage is provided

This page is only a part of a 2016 ALTA® Commitment for Title Insurance [issued by Fidelity National Title Insurance Company]. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; [and] Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.
72C165A37

ALTA Commitment For Title Insurance-08-01-201690days w-OR OTIRO
C-03 Condition 9 Arb Deleted 2/15/2018 Mod_C165A

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