

After recording return to:
First American Title
395 SW Bluff Drive, Suite 100
Bend, OR 97702



After recording return to:
Henry F. Root, Jr. and Eloise I. Root
147360 Bills Road
Gilchrist, OR 97737

Until a change is requested all tax
statements shall be sent to the
following address:
Same as above

File No.: 7061-3774031 (BC)
Date: September 13, 2021

2021-014304

Klamath County, Oregon

09/20/2021 02:07:02 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORD

STATUTORY BARGAIN AND SALE DEED

Henry F. Root, Jr. and Eloise I. Root, as Tenants by the Entirety , Grantor, conveys to **Henry F. Root, Jr. and Eloise I. Root, as Tenants by the Entirety and Eloise Root Jr. all not as tenants in common, but with rights of survivorship**, Grantee, the following described real property:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lot 20, Block 9, JACK PINE VILLAGE, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true consideration for this conveyance is **\$Update Vesting** . (Here comply with requirements of ORS 93.030)

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.

APN: M26028

Bargain and Sale Deed
- continued

File No.: 7061-3774031 (BC)
Date: 09/13/2021

Dated this 15th day of Sept., 2021.

Henry F. Root Jr.
Henry F. Root Jr.

Eloise I. Root
Eloise I Root

STATE OF Oregon)
County of Klamath)ss.

This instrument was acknowledged before me on this 15 day of September, 2021
by **Henry F. Root, Jr. and Eloise I. Root.**

Candice Vieth

Notary Public for Oregon
My commission expires: 10/11/2022

