

Returned at Counter

2021-014606

Klamath County, Oregon



00288081202100146060020023

09/27/2021 11:20:16 AM

Fee: \$87.00

After recording, return to:

Brandsness, Brandsness & Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:

Louise Ganong
289 Lewis Street
Klamath Falls, OR 97601

Grantors:

Russell C. Carter and Jody Ann Carter
973 Harbor Isles Blvd
Klamath Falls, OR 97601

Grantees:

Russell C. Carter and Jody Ann Carter
973 Harbor Isles Blvd
Klamath Falls, OR 97601

BARGAIN AND SALE DEED

Russell C. Carter and Jody Ann Carter, husband and wife, Grantors, conveys to Russell C. Carter and Jody Ann Carter, as tenants in common, Grantees, their interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

The Northwesterly 107.65 feet of Lot 8 and the Northeasterly 19.17 feet of the Northwesterly 107.65 feet of Lot 7, Block 48, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:


Beginning at the most Northerly corner of Lot 8, Block 48, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence Southeasterly along the Southwesterly boundary of 11th Street, 107.65 feet to alley; thence Southwesterly, parallel to Pine Street and along Northwesterly boundary of alley, 86 feet; thence Northwesterly parallel to 11th Street, 107.65 feet to the Southeasterly boundary of Pine Street; thence Northeasterly along the Southeasterly boundary of Pine Street, 86 feet to the point of beginning.

The true and actual consideration for this transfer is \$0.00.

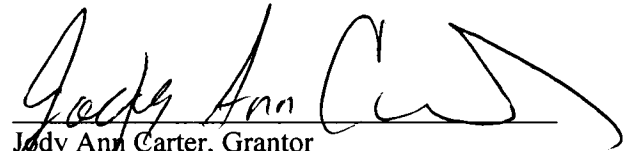
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 20TH day of Sept, 2021.



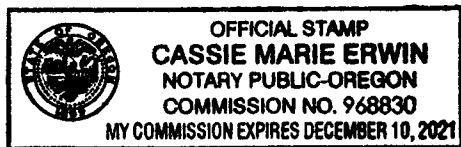
Russell C. Carter, Grantor

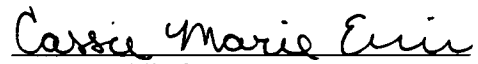


Jody Ann Carter, Grantor

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 20th day of September, 2021, the above-named Russell C. Carter, Grantor, and acknowledged the foregoing instrument to be his voluntary act. Before me:

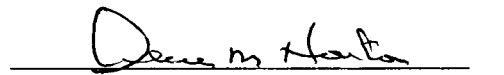




Notary Public for Oregon
My Commission expires: 12/10/21

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 16th day of September, 2021, the above-named Jody Ann Carter, Grantor, and acknowledged the foregoing instrument to be her voluntary act. Before me:



Notary Public for Oregon
My Commission expires: 1-30-2024

