



2021-016235

Klamath County, Oregon

10/28/2021 08:23:01 AM

Fee: \$97.00

AFTER RECORDING, RETURN TO:
Orange Coast Lender Services
1000 Commerce Drive, Suite 520
Pittsburgh PA 15275

SEND TAX STATEMENTS TO:
Bradley S Gill
3433 N Ridge Dr
Klamath Falls, OR 97601

BARGAIN AND SALE DEED

Bradley S. Gill, with an address of **3433 North Ridge Drive, Klamath Falls, OR 97601**, ("Grantor"), grant, Bargain and conveys to **Bradley S. Gill and Brandy Gill, husband and wife**, whose address is **3433 North Ridge Drive, Klamath Falls, OR 97601**, ("Grantee"), the following described real property (the "Property")

Land in **Klamath** County, Oregon, described more particularly as follows:

The real property in Klamath County, Oregon, described as follows:

Lot 11 of Tract 1306 - Second Addition To North Ridge Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Being the same property conveyed to Bradley S. Gill, deed dated 12/18/2019, recorded 12/24/2019, in Instrument No. 2019-014963, in the County of Klamath, State of Oregon.

More commonly known as: 3433 North Ridge Drive, Klamath Falls, OR 97601.

Parcel Id: 880427.

The true consideration for this conveyance is \$0.00

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoove of the said second party forever

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 4 day of August, 2021.

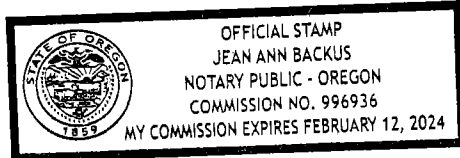

Bradley S. Gill

STATE OF OREGON

COUNTY OF Klamath

} ss.

The foregoing instrument was acknowledged before me on this 4th day of August, 2021, by Bradley S. Gill who acknowledged such instrument to be their free and voluntary act and deed, and on oath stated that they were duly authorized to execute such instrument.





Printed Name: Jean Ann Backus
Notary Public in and for the State of Oregon

Exhibit A Legal Description

The real property in Klamath County, Oregon, described as follows:

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