



00290142202100164570010015

11/01/2021 01:26:59 PM

Fee: \$82.00

**AFTER RECORDING RETURN TO:**

T.R. Price  
P.O. Box 8  
Foster, OR 97345

**MAIL TAX STATEMENTS TO:**

T.R. Price  
P.O. Box 8  
Foster, OR 97345

**STATUTORY BARGAIN AND SALE DEED**

Donna J. Price

GRANTOR

T.R. Price

GRANTEE


Grantor conveys to Grantee all of Grantor's interest in the real property commonly known as Block 32, Lot 31, Sprague River, Klamath County, Oregon, more particularly described as follows, subject to all encumbrances of record:

*Lot 31 of Block 32, FOURTH ADDITION TO NIMROD RIVER PARK as per map of record in the office of the County Recorder, County of Klamath, State of Oregon.*

The true and actual consideration for this conveyance is, stated in terms of dollars: None (\$0.00). This transfer is made in accordance with a judgment of dissolution entered in Linn County Circuit Court Case No. 19DR15463 entitled, "In the Matter of the Marriage of Donna Joann Price and Thomas Ryan Price and Donna Joann Price, Trustee Price Revocable Living Trust Dated January 29, 2015, and Thomas Ryan Price, Trustee of the T.R. Price Revocable Living Trust Dated January 29, 2015."


**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 liability and obligations of the Grantors to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantors under any policy of title insurance issued to Grantors at the time Grantors acquired the property. The limitations contained herein expressly do not relieve Grantors of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

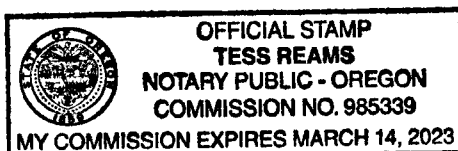
  
Donna J. Price, Grantor

STATE OF OREGON,           )  
  ) ss:  
County of Linn               )

On this 21<sup>st</sup> day of July, 2021, the foregoing instrument was acknowledged before me by Donna J. Price.

  
Notary Public for Oregon

5/13/21 11:47 am F:\Price T\Deeds\4.1 Deed - Klamath County - H.wpd (sao)



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