

2021-016579
Klamath County, Oregon



00290278202100165790030036

11/03/2021 10:39:44 AM

Fee: \$92.00

Returned at Counter

After recording, return to:

Shelly Renee Hard
4015 Ezell Ave
Klamath Falls, Ore 97603

Until a change is requested,
all tax statements should be sent to:

Shelly Renee Hard
4015 Ezell Ave
Klamath Falls, Ore 97603

BARGAIN AND SALE DEED

Under ORS 93.860

The grantor,

Cecil Duane Hard, a married man
5975 Reeder Road
Klamath Falls, Ore 97603

CONVEYS to the grantee,

Shelly Renee Hard, a single woman
4015 Ezell Ave
Klamath Falls, Ore 97603

the following described real property:

24-05 parcel 3 of 4P

And commonly known as: 4015 Ezell Ave, Klamath Falls, Ore 97603

Parcel ID: 3909-010AA-00700

The true and actual consideration this conveyance is \$ zero

Source of Title: Part of the same
Being The same property conveyed by Warranty Deed
from Robert D Nara to Charlotte L Nara, Recorded August 15, 1996
in Records of Klamath County Clerk, Oregon Vol 1996 page 25442

This conveyance is made subject to:

Easements, Restrictions, And rights of way appearing of record
or Enforceable in Law & Equity And general Property Taxes for
Year of 2021 And thereafter

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, CHAPTERS 885, 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 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 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the grantor has signed and sealed these presents this
day of _____, 20__.

Cecil Hard
Signature
Cecil Duane Hard
Print Name
Grantor
Capacity

Signature

Print Name

Capacity

Signature

Print Name

Capacity

Signature

Print Name

Capacity

*Construe all terms with the appropriate gender and quantity
required by the sense of this deed.*

STATE OF Oregon
COUNTY OF Klamath

On this 2 day of November, 2021, before me, Notary Public in and for
said state, personally appeared Cecil Hard

identified to be the person whose name is subscribed to the within instrument, and
who acknowledged to me Cecil freely executed the same.

Signature: Megan Green
Print Name: Megan Green
Title: Notary
My Commission Expires: November 1, 2024

