

2022-000829

Klamath County, Oregon

01/21/2022 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:
Thomas H Barratt and Jane Barratt
2026 Lawrence Street,
Klamath Falls, OR 97601

BARGAIN AND SALE DEED

Thomas H. Barratt, with an address of 2026 Lawrence Street, Klamath Falls, OR 97601, ("Grantor"), grant, Bargain and conveys to Thomas H. Barratt and Jane Barratt, husband and wife as Tenants by the Entirety, whose address is 2026 Lawrence Street, Klamath Falls, OR 97601, ("Grantee"), the following described real property (the "Property")
Land in Klamath County, Oregon, described more particularly as follows:

All that property situate in the County of Klamath and the State of Oregon.

Lots 10 and 11, Block 14, HILLSIDE ADDITION according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

TOGETHER WITH that portion of vacated alley inured thereto which was vacated by Ordinance No. 01-01 recorded in Volume M01, page 4627, Microfilm Records of Klamath County, Oregon.

Being the same property conveyed to Thomas H. Barratt, in deed dated 9/5/2017 recorded on 9/6/2017 in Instrument No.# 2017-010095, in the County of Klamath and the State of Oregon.

More commonly known as: 2026 Lawrence Street, Klamath Falls, OR 97601

Parcel ID: 187513

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 06 day of APRIL, 2021.



Thomas H. Barratt

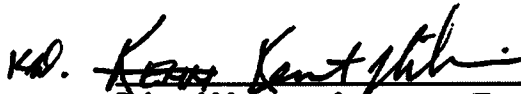
STATE OF OREGON

COUNTY OF KLAMATH

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ss.

The foregoing instrument was acknowledged before me on this 06 day of APRIL, 2021, by THOMAS H. BARRATT 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.

KD. 

Printed Name: Kenneth J. Dickerson

Notary Public in and for the State of Oregon

ALL-PURPOSE ACKNOWLEDGMENT

State of OREGON

County of KLAMATH

On APRIL 06 2021 before me, KENNETH J. DICKINSON
DATE NAME OF NOTARY PUBLIC

personally appeared THOMAS H. BARRATT
NAME(S) OF SIGNER(S)

☐ personally known to me OR ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Place Notary Seal or Stamp Here

Kent J. Dickinson
SIGNATURE OF NOTARY

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it may prove valuable to persons relying on this Acknowledgment and could prevent fraudulent reattachment of this certificate to another document.

DESCRIPTION OF ATTACHED DOCUMENT

**THIS CERTIFICATE
MUST BE ATTACHED
TO THE DOCUMENT
DESCRIBED AT RIGHT**

BARGAIN AND SALE DEED
TITLE OR TYPE OF DOCUMENT

4
NUMBER OF PAGES

APRIL 06 2021
DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE