

**AmeriTitle**  
MTC 520223 AM

**2022-001304**  
Klamath County, Oregon  
01/31/2022 03:03:01 PM  
Fee: \$97.00

After recording, return to:

Lee Matchett  
900 Main Street  
Klamath Falls, OR 97601

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

Lee Matchett  
900 Main Street  
Klamath Falls, OR 97601

**BARGAIN AND SALE DEED**

Under ORS 93.860

The grantor, Richard L. Garbutt

\* McKay

CONVEYS to the grantee, Michael\*and Scott McKay his 1/4 interest in the  
following described property:

the following described real property: See attached Exhibit A

And commonly known as:

Parcel ID: 4010 Southside Expressway, Klamath Falls, OR 97603

The true and actual consideration this conveyance is \$ change vesting

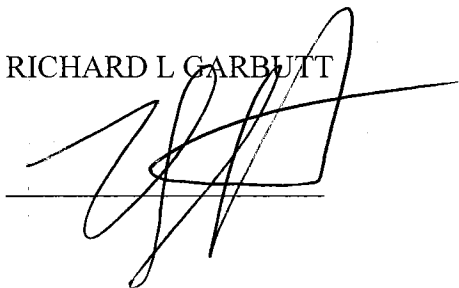
Source of Title: N/A

This conveyance is made subject to: Release of Grantor from People's Bank  
Loan on property.

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 18<sup>th</sup> day of January, 2022.

RICHARD L GARBUTT



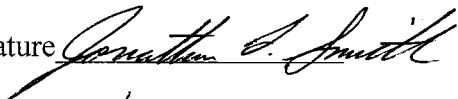
STATE OF OREGON \_\_\_\_\_

COUNTY OF Clatsop

On this 18<sup>th</sup> day of January, 2022, before me, Notary Public in and for said state, personally appeared Richard L. Garbutt

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

Signature



Print name

Jonathan Smith

Title

Notary

My Commission Expires : November 6, 2023

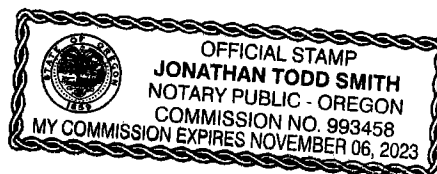


Exhibit "A"  
Legal Description

The Southwesterly 125 feet (measured at right angles), lying within and limited to the Southeast quarter of the Southeast quarter (SE1/4 SE1/4) of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, of that certain parcel of land conveyed by Deed dated April 20, 1931 between Velma Schaupp, et al, and the Great Northern Railway Company and recorded May 7, 1931 in Book 95, of Deeds, page 217, under Auditor's File No. 98793, records of said county.